

35 McGrath Highway

Address: 35 McGrath Highway, Somerville, MA 02143

Submitted by: 35 McGrath Highway Realty Trust



Owner:

35 McGrath Highway Realty Trust

Attorney:

McDermott Quilty & Miller LLP

Owners Representative:



Architecture:



MEP/FP Engineering:



Structural Engineering:



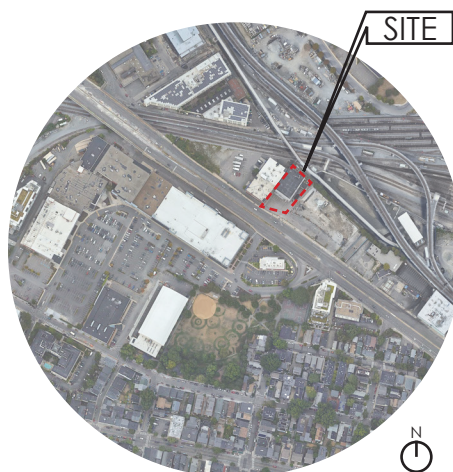
Landscape/Civil:



Traffic:



HOWARD STEIN HUDSON



LOCUS MAP
NOT TO SCALE

TABLE OF CONTENTS: INCLUDED DOCUMENTS
SUBMISSION FORMS
DEED
CAMPAIGN CONTRIBUTION ORDINANCE MANDATORY DISCLOSURE AND CERTIFICATION FORM
RECORDED HARDSHIP VARIANCE(S)
PROPERTY OWNER AUTHORIZATION
ABUTTERS LIST
ABUTTERS LIST
NARRATIVE
PROJECT NARRATIVE
DESIGN REVIEW REPORT
NEIGHBORHOOD MEETING REPORT(S)
ARCHITECTURAL PLANS
SITE CONTEXT
PROJECT RENDERINGS
ZONING DIMENSIONAL STANDARDS TABLE(S)
BUILDING ELEVATIONS
BUILDING SECTIONS
FLOOR PLANS
GROSS FLOOR AREA CALCULATION
SIGNAGE PLAN(S)
SITE AND LANDSCAPE PLANS
LAND TITLE SURVEY
SITE PLAN(S)
LANDSCAPE PLAN (RENDERED PLAN)
GREEN SCORE CALCULATION
CONTEXT ANALYSIS
SHADOW STUDY
ENVIRONMENTAL IMPACT ANALYSIS
DIGITAL MASSING MODEL
DIGITAL MASSING MODEL
MOBILITY DIVISION DOCUMENTS
MOBILITY MANAGEMENT PLAN (MMP)
TRANSPORTATION ACCESS PLAN
TRANSPORTATION IMPACT STUDY
CERTIFICATE OF REQUIRED MATERIALS FROM THE MOBILITY DIVISION
OSE DOCUMENTS
CERTIFICATE OF REQUIRED MATERIALS FROM THE OFFICE OF SUSTAINABILITY & ENVIRONMENT
SUSTAINABILITY & RESILIENT BUILDINGS QUESTIONNAIRE
EVERSOURCE SERVICE LETTER
LEED CERTIFIABILITY DOCUMENTATION

OSE DOCUMENTS

CERTIFICATE OF REQUIRED MATERIALS FROM THE OFFICE OF SUSTAINABILITY & ENVIRONMENT



CITY OF SOMERVILLE

Inspectional Services • Planning Board • Zoning Board of Appeals

CERTIFICATION OF REQUIRED MATERIALS BY CITY OF SOMERVILLE DEPARTMENT OF SUSTAINABILITY & ENVIRONMENT

Development Site Address: 35 McGrath Hwy, Stage 1 (P&Z 21-151)

Applicant Name: David Kadish, Project Applicant

As required by the City of Somerville's Development Review Submittal Requirements, I certify that I have received and approved the following development review materials for the development proposal identified above:

- ☒ Sustainable & Resilient Building Questionnaire
- ☐ Low Load Buildings Energy Input Form N/A
- ☐ Net-Zero Ready Building: PHIUS+
 - Building Resilience & Sustainability Narrative N/A
 - Copy of signed PHIUS+ Certification Contract
 - Copy of signed PHIUS+ Certification Fee Receipt
- ☐ Net-Zero Ready Building: Zero Carbon N/A
 - Building Resilience & Sustainability Narrative
 - Evidence of ILFI Premium Membership
 - Evidence of ILFI New Zero Carbon Project Registration
- ☒ LEED Certifiability
 - LEED Gold or **Platinum** checklist
 - LEED Narrative
 - Signed affidavit by LEED accredited professional

Signature: Elyse Belarge
Sustainability & Environment Representative

Digitally signed by Elyse Belarge
DN: cn=Elyse Belarge, o=City of Somerville, ou=Office of Environment and Sustainability, email=ebelarge@somervillema.gov, c=US
Date: 2023.07.18 11:36:02 -04'00'

Date: 07/18/2023



CITY OF SOMERVILLE, MASSACHUSETTS
OFFICE OF SUSTAINABILITY AND ENVIRONMENT
KATJANA BALLANTYNE
MAYOR

July 18, 2023

TO: David Kadish Project Applicant
CC: Andrew Graminski, Project Planner
RE: 35 McGrath Highway (P&Z 21-151) Stage 1 Sustainability and Resiliency Certification of Required Materials

Dear David,

Thank you for submitting a completed application for Stage 1 Sustainability and Resiliency Development Review for 35 McGrath Highway, Somerville. Attached please find the signed Stage 1 Certification of Required Materials (CRM) from the Office of Sustainability and Environment (OSE).

Below please find a list of documents OSE has received, and comments regarding the project. Please note, any recommendations listed below are not required to move forward with the application.

LEED Platinum Certifiability

- A LEED checklist, LEED narrative, and signed affidavit by LEED accredited professional were submitted to OSE for Stage 1 review.
- The project is pursuing LEED Platinum certifiability. It is estimated that the project will receive 80 credits to achieve this rating.
- OSE recommends the project applicant target a higher number of points to create a larger buffer between LEED Gold and LEED Platinum.

Sustainable & Resilient Building Questionnaire

- A Sustainable & Resilient Building Questionnaire was submitted to OSE for Stage 1 review.
- A letter from Eversource confirming utility capacity for the project was submitted.



CITY HALL ANNEX • 50 EVERGREEN AVENUE • SOMERVILLE, MASSACHUSETTS 02145
(617) 625-6600 • www.somervillema.gov/sustainville
EMAIL: OSE@somervillema.gov



Future OSE Permitting Requirements

Two more CRMs will be required for this project:

- Stage 2 CRM needs to be issued before a Building Permit.
- Stage 3 CRM needs to be issued before Certificate of Occupancy.

Required submittal materials for the Stage 2 CRM include:

- Updated LEED documentation
- Updated Sustainable and Resilient Building Questionnaire

Latest versions of required materials for OSE CRMs can be found on the Somerville Zoning webpage, <https://www.somervillezoning.com/>.

Remember to include the project's address, permit tracking number, and assigned inspectional services staff on all communications in future stage CRM submittals. Please submit required updated documents with track changes so that OSE can clearly see revisions.

To reduce time reviewing future applications, it will be helpful and expected that applicants submit all materials for a given stage at one time. The instructions can be found here: www.somervillezoning.com/developmentreview.

We look forward to reviewing future submissions.

Sincerely,

Elyse L. Belarge

Sustainability Planner

Mayor's Office of Sustainability and Environment

City of Somerville

50 Evergreen Avenue, Somerville, MA 02145

ebelarge@somervillema.gov

Phone: 617-625-6600



OSE DOCUMENTS SUSTAINABILITY & RESILIENT BUILDINGS QUESTIONNAIRE

Sustainable and Resilient Buildings Questionnaire

INTRODUCTION

This document outlines long-term environmental sustainability and climate resilience considerations and requirements for buildings in Somerville. Please refer to the [Development Review Sustainability Submittal Requirements](#) to determine whether your project requires a Sustainable and Resilient Buildings Questionnaire. It is strongly recommended that applicants meet with staff from the Office of Sustainability and Environment (OSE) prior to submitting a Development Review Application.

The purpose of this Questionnaire is to minimize the adverse environmental impacts in the design, construction, and occupancy of buildings in Somerville and to ensure that the impacts of future climate conditions are carefully evaluated.

Please review the following documents before completing the Questionnaire:

- [Submittal Requirements and other sustainability documents available at www.somervillezoning.com/developmentreview](http://www.somervillezoning.com/developmentreview)
- [Somerville Climate Change Vulnerability Assessment](#)
- [Carbon Neutrality Pathway Assessment](#)
- [Somerville Climate Forward](#)
- [Urban Flood Atlas](#)

PROCEDURE:

A completed Sustainable & Resilient Buildings Questionnaire is required for:

- All buildings permitted through Site Plan Approval
- All by-right buildings seeking residential density bonus by meeting Net Zero Ready standards
- All by-right new construction and major renovations over 25,000 square feet

Updated Questionnaires must be submitted prior to the issuance of a Building Permit and prior to the issuance of a Certificate of Occupancy to identify any design changes and provide new information determined as the development process unfolded.

BACKGROUND: CARBON NEUTRALITY

Somerville set a goal to become carbon neutral by the year 2050 due to the global imperative to reduce greenhouse gas emissions in order to prevent extreme changes to the climate. Carbon neutrality is defined as the net-zero release of carbon dioxide and other greenhouse gases (GHG) within Somerville's municipal boundary. Reducing greenhouse gas emissions is critical to avoiding the worst impacts of climate change and to protecting the health, safety, and welfare of current and future generations. In 2017, the Somerville Board of Aldermen

passed a resolution reaffirming the city's carbon neutrality goal. And In 2018, Somerville released its first community-wide climate action plan, [Somerville Climate Forward](#).

To achieve carbon neutrality by 2050 and to minimize adverse environmental impacts, Somerville will need to drastically reduce greenhouse gas emissions from electricity, buildings, transportation, and waste disposal. To meet these goals, all buildings within the city will need to pursue net zero emissions. New development should be designed to maximize envelope performance and energy efficiency, produce or procure renewable energy, and phase out fossil fuel use through electrification of building systems. The City of Somerville recognizes that as technology advances, incorporating design elements to mitigate carbon emissions and increase resilience may become more feasible. Applicants are asked to devise strategies that permit building systems to adapt and evolve over time to further reduce GHG emissions and to avoid reliance on fossil fuels.

BACKGROUND: CLIMATE CHANGE VULNERABILITY

Despite efforts to minimize greenhouse gas emissions, climate change is already impacting Somerville and changes to the climate will continue to intensify. The City of Somerville's Climate Change Vulnerability Assessment analyses vulnerabilities associated with Somerville's key climate stressors: increased precipitation, sea level rise and storm surge, and higher temperatures. The analysis recommends that new development consider these climate impacts and take appropriate measures to address the projected climatic conditions described in the assessment.

Several areas of Somerville are already prone to flooding from intense precipitation. With climate change, precipitation events will become more intense — meaning that a greater volume of rain will fall in a shorter period of time. Somerville is projected to experience more than a 30% increase in rainfall during a 100-year 24-hour event. This increase in precipitation will increase the risk of flooding in areas where the drainage system does not have sufficient capacity.

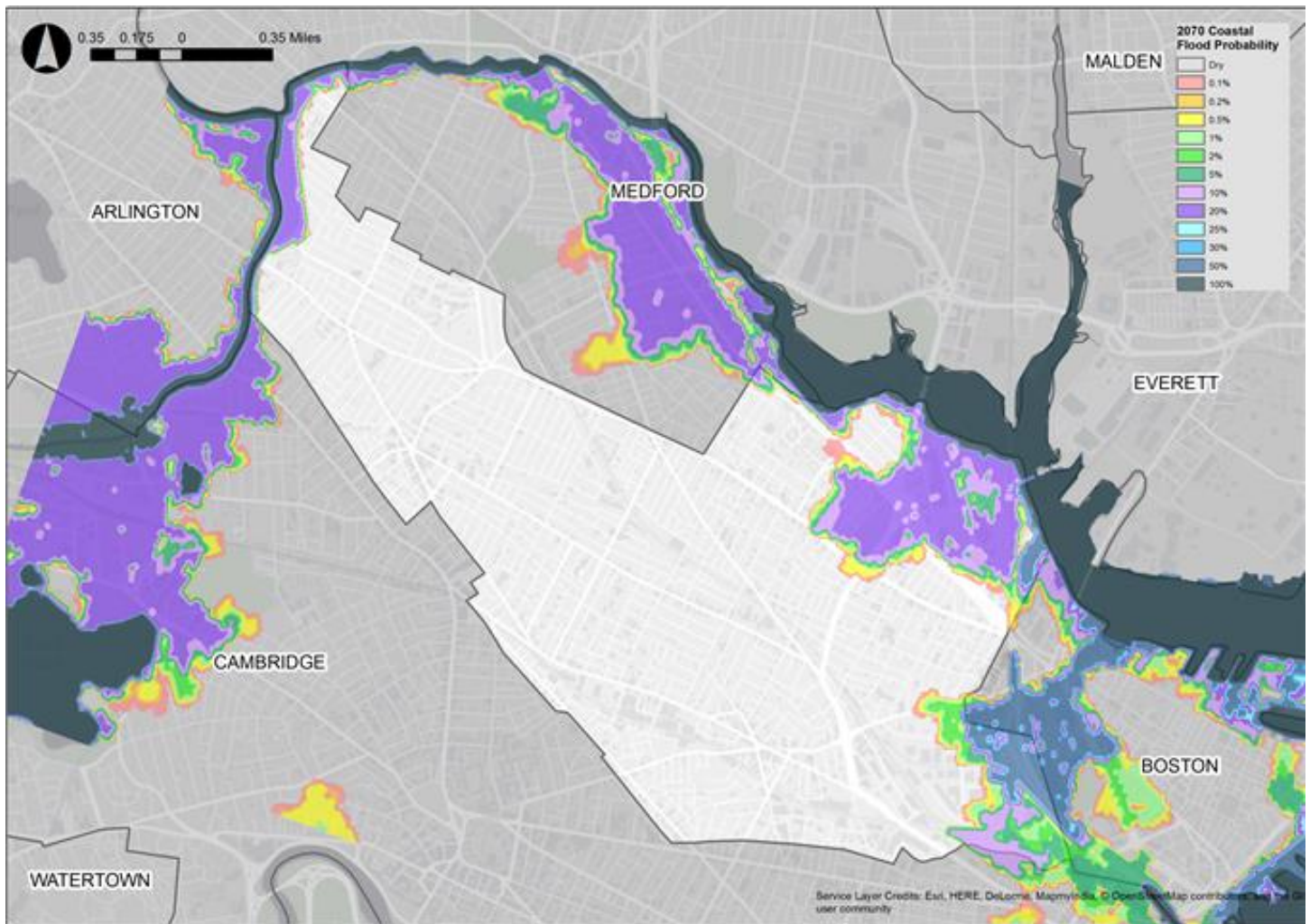
In addition to flooding from precipitation, sea level rise and storm surge are already potential concerns for areas of East Somerville. By 2035-2040, the Amelia Earhart Dam could be regularly flanked by storms, resulting in flooding for areas of Assembly Square, Ten Hills, and Winter Hill.

As the climate continues to change, average seasonal temperatures are also expected to increase and the number of days above 90 degrees Fahrenheit (historically about 10 a year) could rise to 40 days by 2030, a third of the summer, and 90 days by 2070, nearly the entire summer. In 2018 there were 23 days over 90 degrees.

As temperatures increase, Somerville will become more susceptible to the urban heat island effect. Urban heat island effect causes hotter temperatures due to paved surfaces and waste heat generated by energy use when compared to less developed areas. Increasing average temperatures can have wide-ranging impacts on human life, the built environment, and natural ecosystems. Rising temperatures and more intense heat waves present significant public health concerns and can contribute toward kidney, lung, and heart problems. Vulnerable populations are particularly susceptible to heat-induced illness and mortality. There will also be increasing demand for indoor cooling.

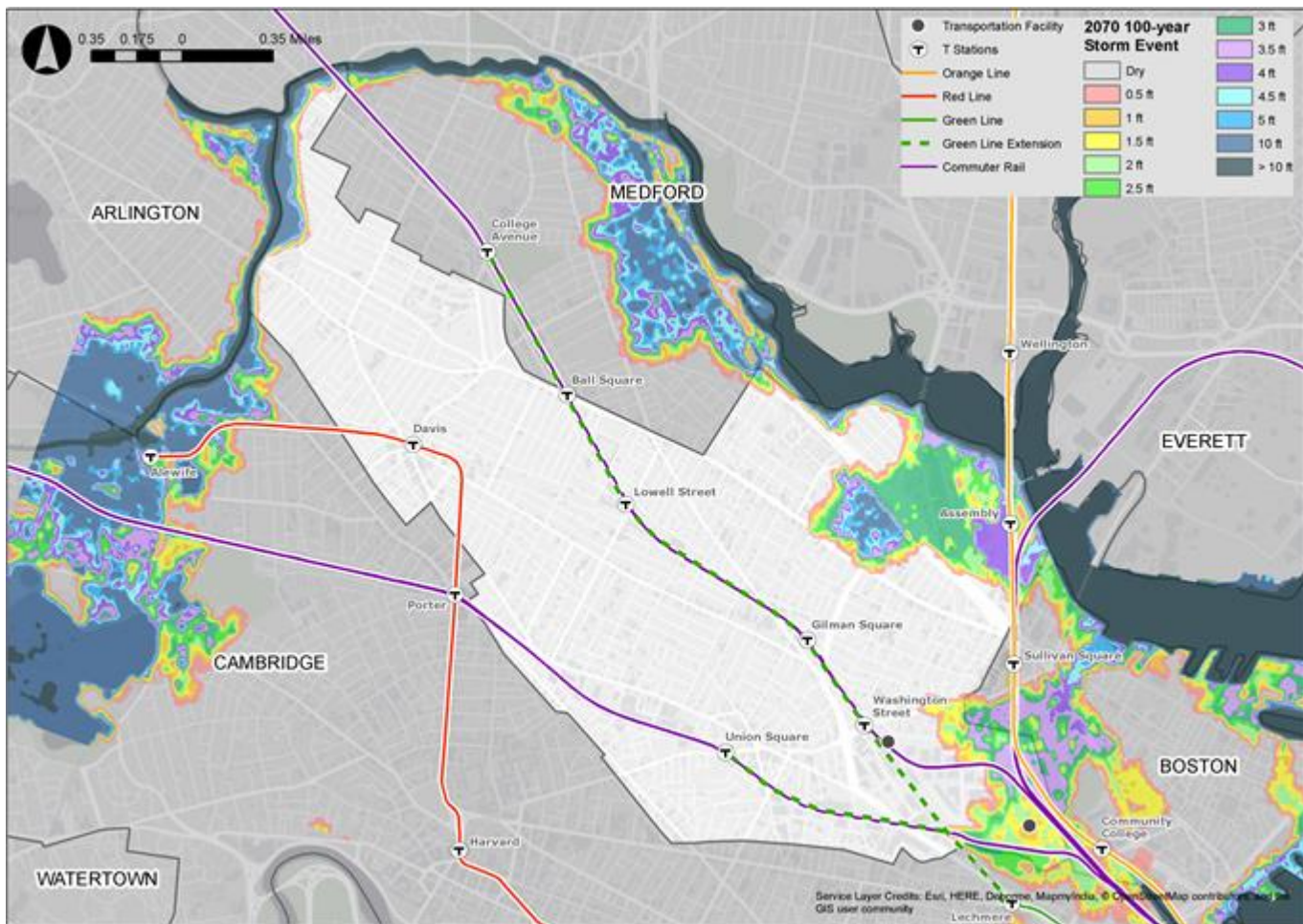
The following maps and figures provide an overview of projected climate exposure. Please review [the Climate Change Vulnerability Assessment](#) for more detailed analysis on Somerville's exposure, vulnerability, and risk to climate change. **For high resolution maps and GIS files, please click the link to view the Urban Flood Atlas available at www.somervillezoning.com/developmentreview.**

2070 Coastal Flood Probability



This map shows the annual chance of flooding from coastal storm events and sea level rise in 2070. A 100% chance of flooding means that there is a nearly certain chance that the area will flood at least once in a given year, while a 50% chance means that there is an equal chance that it may or may not flood in a given year. A 1% chance of flooding corresponds with a 100-year event. A 0.1% chance corresponds with a 1000-year event. This map does not account for drainage infrastructure (Somerville Climate Change Vulnerability Assessment, 2017).

2070 Coastal Flood Depth from 2070 100-year Storm Event



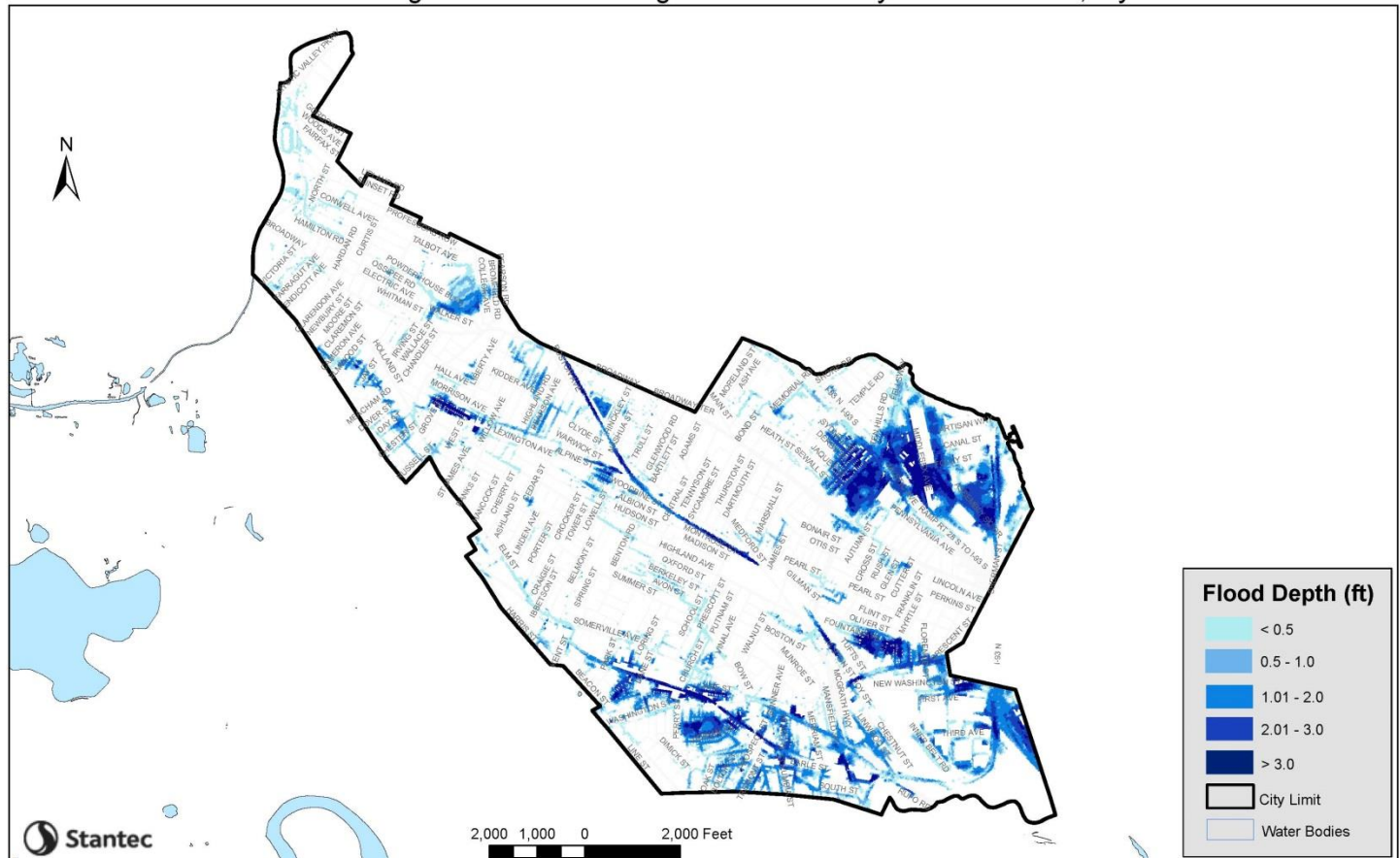
This map shows the projected flood depths of a 100-year coastal storm event in 2070, along with public transportation infrastructure assets. This map does not account for drainage infrastructure (Somerville Climate Change Vulnerability Assessment, 2017).

Precipitation Projections

Precipitation-based flooding is projected to increase in Somerville and is currently a more immediate and widespread threat than sea level rise and storm surge. The intensification of both the frequency and intensity of rainfall events is likely to cause increased risk of flooding during rain events.

Storm Type	Present-day Rainfall	2030 Rainfall	2070 Rainfall
10-year (10% annual chance), 24-hour	4.9 in	5.6 in	6.4 in
100-year (1% annual chance), 24-hour	8.9 in	10.2 in	11.7 in

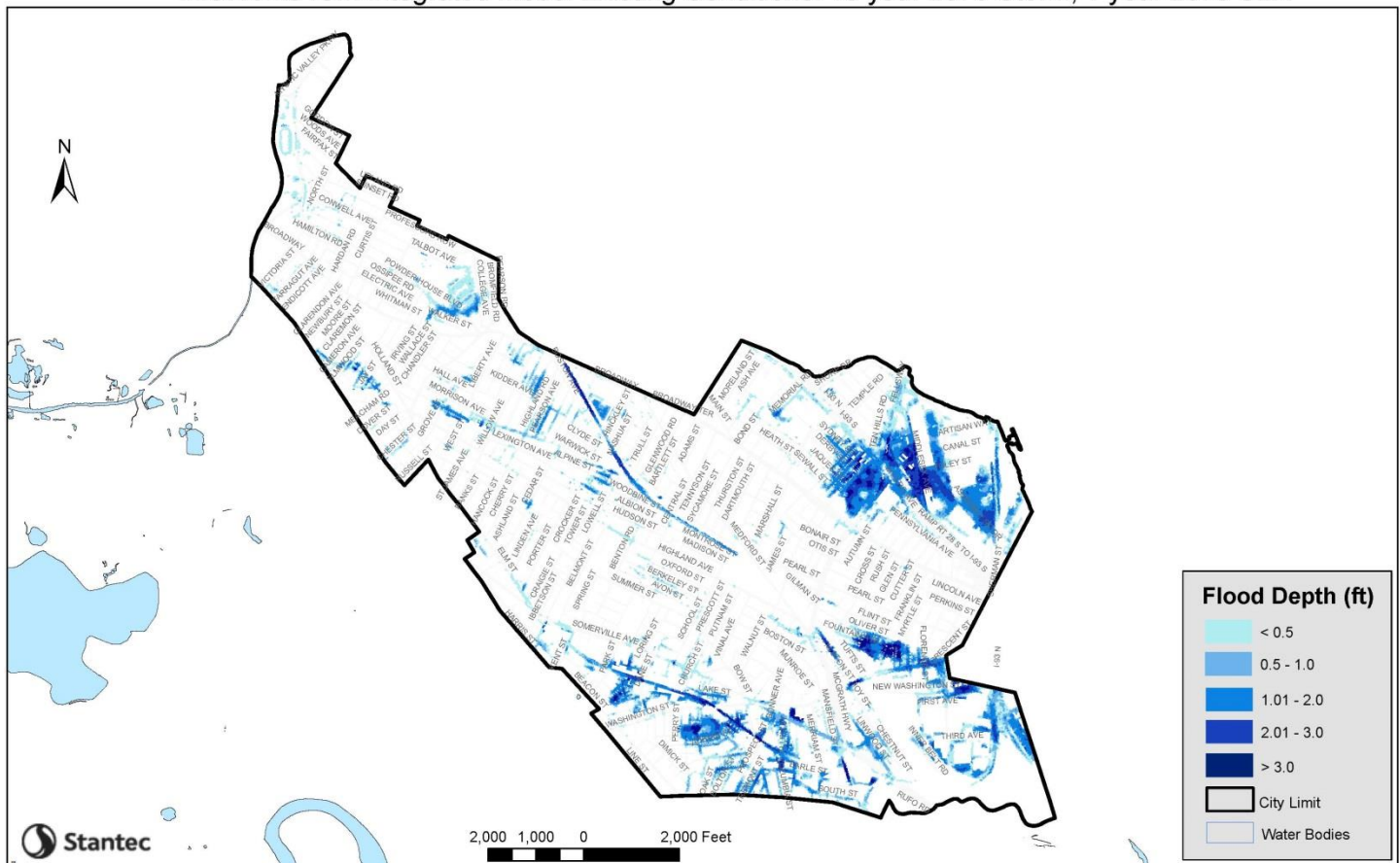
InfoWorks ICM Integrated Model Existing Conditions: 100 year 2030 Storm, 1 year 2030 SLR



This map shows the impact of precipitation-based flooding, sea level rise, and storm surge. This map shows the modeled flood depths of a 100-year, 24-hour design storm with 1-year storm surge and sea level rise projections in 2030. Unlike the maps above, this includes modeling of the drainage system, which takes into account how

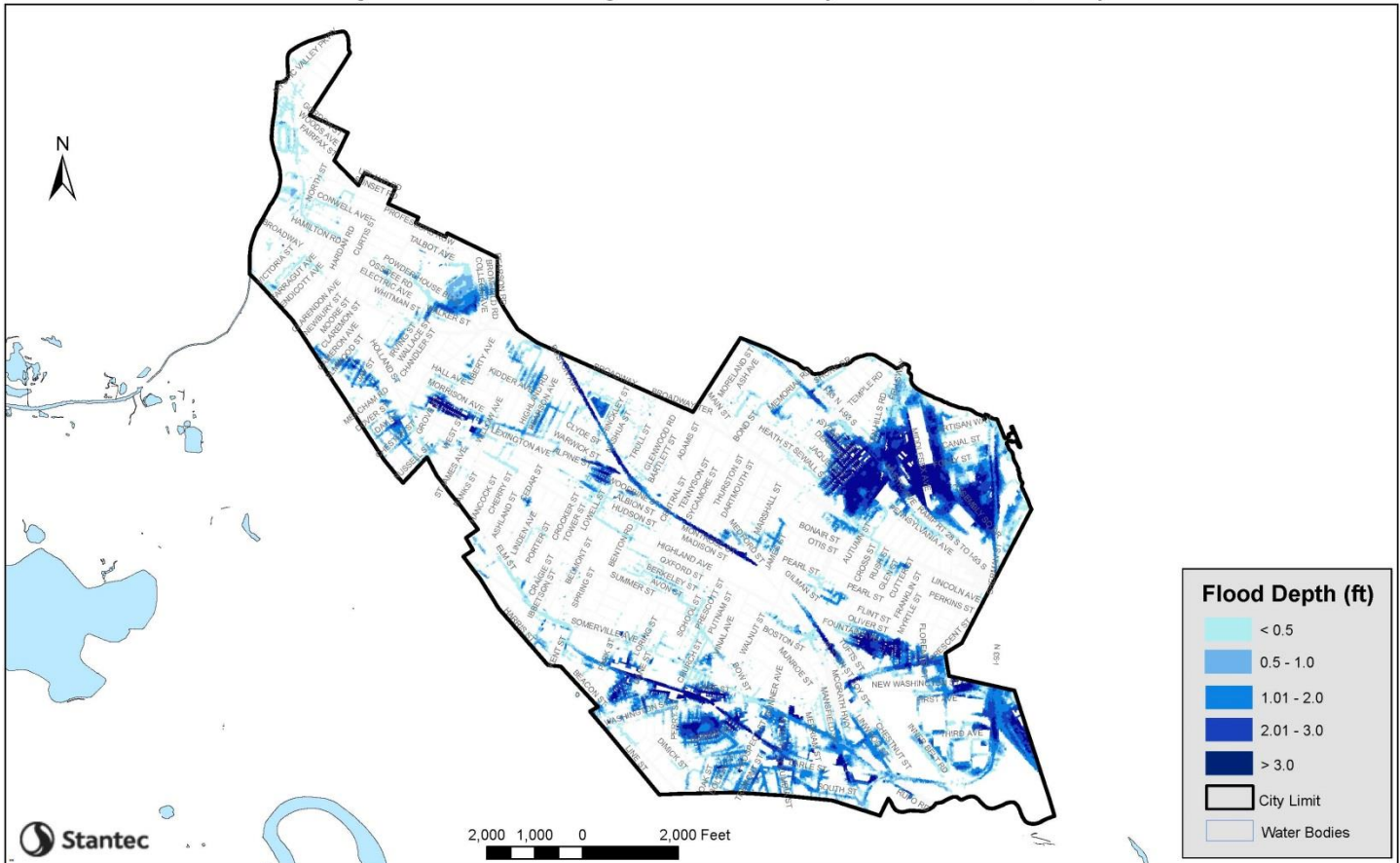
water will be conveyed out of the city. The model is based on how the system is designed to function, so actual areas of flooding and depth of flooding could vary (Stantec, 2019).

InfoWorks ICM Integrated Model Existing Conditions: 10 year 2070 Storm, 1 year 2070 SLR



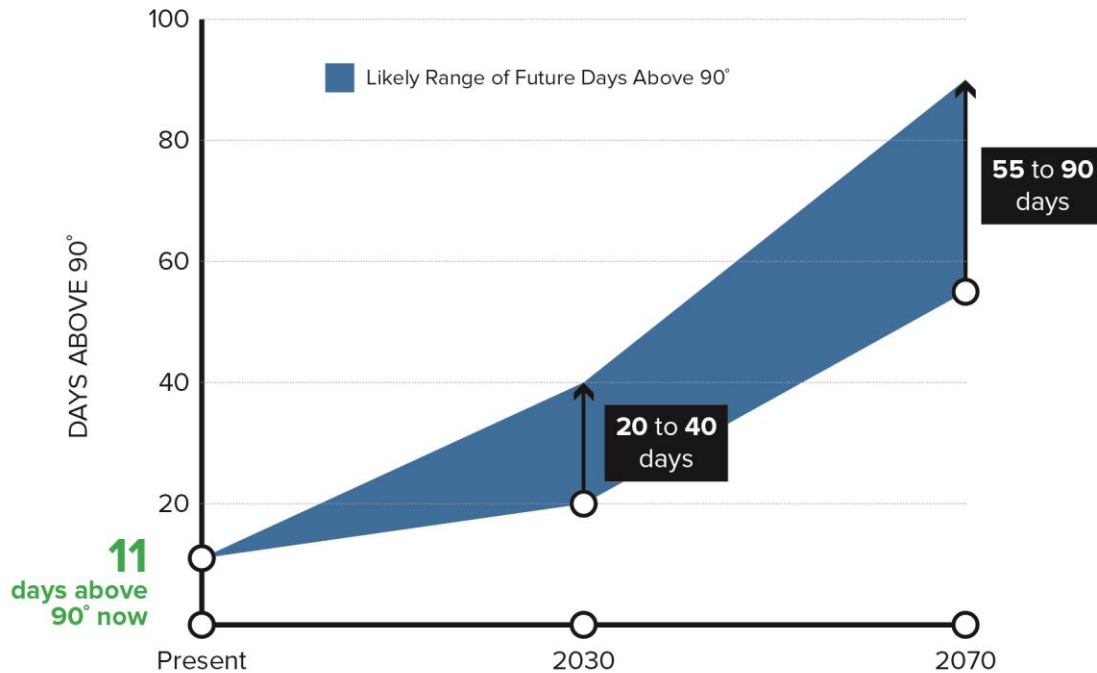
This map shows the impact of precipitation-based flooding, sea level rise, and storm surge. This map shows the modeled flood depths of the 10-year, 24-hour design storm with 1-year storm surge and sea level rise projections in 2070. This map includes modeling of the drainage system, which takes into account how water will be conveyed out of the city. The model is based on how the system is designed to function, so actual areas of flooding and depth of flooding could vary (Stantec, 2019).

InfoWorks ICM Integrated Model Existing Conditions: 100 year 2070 Storm, 100 year 2070 SLR



This map shows the impact of precipitation-based flooding, sea level rise, and storm surge. This map shows the modeled flood depths of 2070 100-year, 24-hour design storm with 100-year storm surge and sea level rise projections in 2070. This map includes modeling of the drainage system, which takes into account how water will be conveyed out of the city. The model is based on how the system is designed to function, so actual areas of flooding and depth of flooding could vary (Stantec, 2019).

Temperature Projections



The graph above and table below provide historic and projected extreme heat conditions in Somerville (Somerville Climate Change Vulnerability Assessment, 2017).

Temperature	1971-2000 (average)	2030		2070	
		(low)	Avg. (high)	(low)	Avg. (high)
Annual	50.0° F	53.3° F	53.5° F	55.8° F	58.7° F
Summer	70.6° F	74.5° F	74.8° F	77.4° F	80.6° F
Winter	29.8° F	32.2° F	33.0° F	34.6° F	38.0° F

RESOURCES:

For information on net-zero and resilient building and site design, please review the following resources:

- [Passive House Principles](#)
- [Architecture 2030 Palette \(Net-zero design tools\)](#)
- [Zero Energy Buildings in Massachusetts: Saving Money from the Start](#)
- [Enhancing Resilience in Boston](#)
- [Enterprise Community Partners' Strategies for Multifamily Building Resilience](#)

SUSTAINABLE & RESILIENT BUILDINGS QUESTIONNAIRE

Section 1: Proposal Information

Proposal Name	35 McGrath Highway
Address	35 McGrath Highway, Somerville MA 02143
Developer	35 McGrath Highway Realty Trust
Business Address	231 Washington Street, Salem, MA 01970
Designated Contact	Ken McClure
Telephone Number	774-293-0143
Contact's Email Address	ken@thedenunziogroup.com
Date Submitted	5/22/2023
Filing Type (Development review application, Building Permit, etc.)	Development review application
Is this a revised Questionnaire?	No
Is MEPA Approval Required?	Yes/No; Why? No, it is our understanding that we do not meet any MEPA thresholds at this time.

Section 2: Building & Site Details

2.1 Building Information

Building Uses	Commercial lab/office building
Gross Floor Area	182,140 SF above grade with 47,742 SF of below grade parking.
Expected Life of Building	100 years
Please describe the following	
Building heating plant and distribution System	Per the requirements of the Municipal Opt-In Code, space heating will be provided by an electric air-source heat pump plant sized for 25% of the peak heating load. The heat pump plant will be supplemented with a high-efficiency gas-fired boiler plant.
Building cooling plant and distribution system	Cooling will be electric, and provided by high-efficiency water-cooled chillers with a rooftop cooling tower. A supplemental condenser water loop on emergency power will be able to provide critical space cooling. Unoccupied spaces not requiring mechanical cooling for thermal comfort will be exhausted by fans with passive makeup air intake for heat removal and ventilation.

Ventilation system

The building will be ventilated by 100% outside air supply air-handling units and exhaust-air handling units sized to meet the requirements of the lab/office program. A hydronic heat recovery system will recover energy from the building exhaust air-handling units and redirect it for pre-treating outside air in the supply air-handling units to reduce overall plant loads significantly.

A hydronic heat recovery system will recover energy from the building exhaust air-handling units and redirect it for pre-treating outside air in the supply air-handling units to reduce overall plant loads significantly.

Domestic hot water system

The building will have a central high-efficiency gas-fired domestic hot water production plant to serve base building spaces.

Continue onto next page.

2.2 Green Building

Green Building Professional(s):
Name(s) and contact information
Professional Credentials: Green
Building Program Certification(s)
Building LEED Rating
Building LEED Point Score

Will you pursue LEED
certification through the USGBC?

Are any other green building
certifications being pursued?
(Passive House, Enterprise Green
Communities, etc.). Please
describe.

Harry Flamm: harry.flamm@stantec.com 617-234-3137
AIA LEED AP BD+C Fitwel
Platinum
80
Not at this time
Not at this time

2.3 Electric Vehicle Parking

The number of electric vehicles (EVs) in Somerville is expected to increase significantly over the next decade with more electric vehicles coming to market. Conservative estimates based on historical trends alone suggest 20% of personal vehicles in Somerville will be electric by 2040. Installing capacity for EV supply equipment (EVSE) has been shown to be more feasible and cost-effective during construction than when retrofitting parking areas to support the installation of EVSE in the future¹. Providing EVSE can increase property value, become a future revenue source, and provide an amenity that more tenants and commuters will be looking for. It is recommended that parking facilities be designed to allow for the most flexibility to adapt to future needs of electric vehicles and changing mobility needs. **The City of Somerville recommends 25% of spaces have installed charging access and up to 100% of spaces be “EV Ready”** (everything but the station installed). Eversource currently has a program to pay the associated infrastructure costs of EV charging, including infrastructure needed to be “EV ready.” Please consult with Eversource to determine if any installation costs could be covered through their [Make Ready Program](#).

Total # of Parking Spaces
EVSE Plugs (number and voltage/
level of plugs)

86
23, 208V

¹ <http://evchargingpros.com/wp-content/uploads/2017/04/City-of-SF-PEV-Infrastructure-Cost-Effectiveness-Report-2016.pdf>;
https://www.richmond.ca/_shared/assets/Residential_EV_Charging_Local_Government_Guide51732.pdf

EV Ready Spaces (everything but station is installed)

Please share any other information on your EV strategy. Have you spoken with Eversource? Are you talking with EVSE providers? Have you considered EVSE needs in conjunction with your parking and mobility management plans?

100% EV ready, 86 spaces.

The project has been space planning the EV spaces for maximum efficiency and distribution for expansion as the need grows. As the design is further developed the project team will be reviewing with Eversource and EVSE providers to optimize the system and futureproof the overall strategy.

2.4 Energy Input Form

Required for projects over 25,000 SF, optional for all other projects.

Download a copy of the Somerville Low Load Building Energy Input Form and follow the instructions included in the spreadsheet.

Pre-Submittal Phase

- Complete the 'PRE-SUBMITTAL INFO' tab of the Energy Input Form and submit to the Office of Sustainability and Environment (ose@somervillema.gov) at least two weeks prior to your pre-submittal meeting with OSE.

Development Review Phase

- Complete the 'DEVELOPMENT REVIEW INFO' tab of the Energy Input Form and submit to the Office of Sustainability and Environment (ose@somervillema.gov) at least four weeks prior to your application submittal for Board review.
- Projects pursuing Passive House certification from PHIUS or PHI do not have to complete the Development Review Info tab.

Continue onto next page.

Section 3: Net Zero Building Compliance

3.1 Will the building be a net-zero carbon building? The City of Somerville encourages projects to eliminate fossil fuels in their building operations. A net-zero carbon building is a highly energy efficient building that does not burn fossil fuels and either produces or procures enough carbon-free electricity to meet the building's total energy demand. If the building will not be a net-zero carbon building, provide a technical description of how the building's systems will be transitioned over time to achieve net-zero carbon emissions, including how and when systems can be transitioned in the future to carbon-free alternatives (provide timeline including 2030, 2040, and 2050 targets). Description must include whether any remaining emissions will be offset with on-site or off-site renewables and at what quantity. Changes could include, but are not limited to, addition of on-site renewable energy generation, energy storage, additional energy efficiency measures, building electrification, or other measures that would further reduce greenhouse gas emissions.

Per the requirements of the Municipal Opt-In Code, space heating will be provided by an electric air-source heat pump plant sized for 25% of the peak heating load. The heat pump plant will be supplemented with a high-efficiency gas-fired boiler plant. The heating plant will be progressively decarbonized over time by expansion of the all-electric heat pump plant as part of routine capital improvements. Building massing and programming design will account for the additional mechanical and electrical space required for gradual expansion of the heat pump plant in the future.

3.2 Please explain the proposed building's electric heating system capacity.

If completing the Somerville Low Load Building Energy Input Form, confirm it is consistent with Row 24 in 'Energy Input Form – Pre-submittal Dashboard Tab' or Row 28 if the project is a laboratory building. If the project intends to incorporate fossil fuels, please provide a rationale below and explain provisions that your project is taking to electrify base building systems in the future.

Per the requirements of the Municipal Opt-In Code, space heating will be provided by an electric air-source heat pump plant sized for 25% of the peak heating load as this will constitute a high-ventilation rate building. The heat pump plant will be supplemented with a high-efficiency gas-fired boiler plant. Cooling will be electric, and provided by high-efficiency water-cooled chillers with a rooftop cooling tower. A hydronic heat recovery system will recover energy from the building exhaust air-handling units and redirect it for pre-treating outside air in the supply air-handling units to reduce overall plant loads significantly. The heating plant will be progressively decarbonized over time by expansion of the all-electric heat pump plant as part of routine capital improvements. Building massing and programming design will account for the additional mechanical and electrical space & infrastructure required for gradual expansion of the heat pump plant in the future.

3.3 How is the building currently designed to reduce energy usage? Please describe the key design features of the building including:

- A) Building envelope performance (including roof, foundation, walls, and window assemblies).
- B) How the design team has integrated energy performance into the building and site design and engineering (orientation, massing, mechanical systems, envelope, etc.).
- C) Efficiency of heating and cooling systems. Will these systems be electric? Provide reasoning for selection of heating and cooling systems.

- A) The proposed project includes a high-performance façade system with insulated triple-pane low-e glazing (vision and spandrel), a metal panel system, and brick veneer rain screen system at the base of the building with continuous thermal insulation. Glazing percentages are limited to 25% on the east and west sides of the building in order to minimize the effects of harsh morning and afternoon sun. The southern facing façade includes an integrated sun shading system to help minimize the impact of solar heat gain and solar glare in the building. The proposed foundation system for this project is concrete slurry wall. This system allows the building to be built within the tight constraints of the site while also providing a durable, nonflammable, rot and mold resistant base to the project. The main roof will consist of high albedo roof materials to reflect solar and thereby reduce solar heat gain.
- B) The project utilizes storm water collection and gray water reuse for the onsite landscaping, cooling towers, and toilets. Permeable paving materials are integrated into the site design to minimize storm water runoff and appropriate tree and plant species have been selected for the region.
- C) Per the requirements of the Municipal Opt-In Code, space heating will be provided by an electric air-source heat pump plant sized for 25% of the peak heating load. The heat pump plant will be supplemented with a high-efficiency gas-fired boiler plant. Cooling will be electric and provided by high-efficiency water-cooled chillers with a rooftop cooling tower. A hydronic heat recovery system will recover energy from the building exhaust air-handling units and redirect it for pre-treating outside air in the supply air-handling units to reduce overall plant loads significantly.

3.4 Evaluate feasibility of on-site renewable generation. Please describe your analysis and findings. Analysis should consider incentives available. Will any renewable energy generation be incorporated into the project? If so, please describe (system type and capacity). If no, could it be added in the future? And will any off-site renewable energy be purchased?

At this time, it does not appear any on-site renewable energy systems will fit within building footprint with the current design of the rooftop systems and requirements of future electrification equipment space holding per the opt-in code. The team will study off-site solutions.

3.5 Describe any and all incentives, rebates, grants provided by utilities, government organizations, and other organizations being pursued to maximize building efficiency and to reduce emissions.

Description must include any incentives that were considered but are not being pursued, including reasoning for each decision.

At this time the project is targeting the following incentive programs and will continue to study:

- MassSave
- Federal PV
- Eversource EV

3.6 For buildings with more than four units or a gross floor area greater than 7,000 square feet including parking:

Per Eversource Information and Requirements for Electric Service, single phase services greater than 400amps or any 3-phase service requires private property transformation. Additionally, any building with more than four units requires Eversource review to determine the need for private property transformation.

If your building is within these thresholds:

1. Reach out to Eversource at 888-633-3797 to discuss your electrical service needs.
2. Request via email from Eversource confirmation if private property transformation will be required.
3. Once you receive a reply, forward the email thread to your assigned planner and ose@somervillema.gov with the subject line: Property Address, P&Z# Eversource electric load determination. (If you do not know your assigned planner or tracking number, contact the Planning Department or ose@somervillema.gov.)

Below, include the date when the email was sent and the email address it was forwarded from and the outcome.

DATE (MM/DD/YYYY): _____ **EMAIL:** _____
ADDITIONAL CAPACITY NEEDED (YES OR NO): _____

Continue onto next page.

Section 4: Climate Change Risk and Vulnerability

4.1 Climate Vulnerability Exposure (check all that apply)

- ☐ Sea Level Rise & Storm Surge
- ☐ Precipitation Induced Flooding
- ☐ Heat
- ☐ Other(s):

4.2 How is your site vulnerable to projected climate change impacts?

The project sits outside the FEMA flood zones as well as the Somerville 2070 100-year, 24-hour storm flood risk, the 2070 100-year storm surge flood risk, and the projected 2070 sea level rise. Permeable paving materials and planting zones will be used at grade to help mitigate storm water runoff. Storm water is planned to be collected and used for on-site irrigation, cooling towers and toilets. High albedo roofing materials will be used to reflect sun and reduce solar heat gain at the roof level. South facing glazing will include an integrated solar shade system to help reduce solar heat gain by reflecting sun and reduce solar glare. Glazing on the east and west facades is limited to 25% to help minimize solar heat gain from harsh morning and afternoon sun. The level 9 roof terrace will feature high albedo paving, a green roof, and heat resistant trees and plantings.

The next two sections ask specific questions about how the project is designed to manage climate-related risks from heat, coastal, and precipitation induced flooding.

Section 5: Managing Heat Risks

5.1 Describe all building features that will keep building occupants safe and comfortable during extreme heat, including mechanical systems and non-mechanical design elements to cool building (orientation, envelope, operable windows, etc.).

The proposed project includes a high-performance façade system with integrated sun shading on the south facing facade. The solar shade system, along with the insulated, triple pane, low-e glazing system will mitigate solar heat gain and solar glare issues for occupants. The east and west façades are primarily comprised of opaque metal panel, with only 25% glazing on each side, again helping to mitigate solar heat gain for the building and prioritize occupant comfort during extreme heat. Harsh morning sunlight on the east side of the building will be primarily blocked by the adjacent building, thereby reducing harsh solar gains during the morning hours. Harsh western light will be mitigated with reduced glazing and added internal shading system. High-efficiency light systems will also be used to reduce internal heat gains and provide a comfortable environment for occupants. Cooling will be electric, and provided by high-efficiency water-cooled chillers with a rooftop cooling tower. A supplemental condenser water loop on emergency power will

be able to provide critical space cooling. Unoccupied spaces not requiring mechanical cooling for thermal comfort will be exhausted by fans with passive makeup air intake for heat removal and ventilation.

5.2 How has increased demand for indoor cooling been factored into the building design and energy management strategy?

Cooling will be electric and provided by high-efficiency water-cooled chillers with a rooftop cooling tower. A supplemental condenser water loop on emergency power will be able to provide critical space cooling. Unoccupied spaces not requiring mechanical cooling for thermal comfort will be exhausted by fans with passive makeup air intake for heat removal and ventilation.

5.3 List any indoor spaces without cooling and their uses.

Unoccupied or back-of-house spaces do not have mechanical cooling. These spaces will be exhausted by fans with passive makeup air intake for heat removal and ventilation.

Continued onto next page.

5.4 What design features will be implemented on site to minimize the site's contribution to the urban heat island effect? Please describe any and all design elements. Strategies could include, but are not limited to, the following:

- High albedo pavement or roof materials
- Passive cooling or increased ventilation capacity
- Green roofs or walls
- Heat resistant trees and plants
- Additional landscaped areas

The existing site consists of a large window-less building, impermeable parking area, and no vegetation. The proposed project will greatly improve the sustainability and resiliency of the site in a number of ways through architectural, site and system design. The site design uses the limited site available in an efficient way by integrating high albedo permeable paving and heat resistant trees, shrubs and perennial plantings to help mitigate the project's contribution to urban heat island effect. Level 9, the last occupiable tenant floor of the building, features an outdoor roof terrace that will include high albedo paving materials, green roof, and heat resistant trees and plantings. This terrace occupies the entire length of the north façade and wraps the corner to on the west and extend south 20'. Introducing a terrace at this level results in a reduction to the size of the penthouse and main roof above, therefore minimizing the extent of typical roofing and replacing it with green roof, trees, and shrubs. High albedo roofing will be utilized at the main roof of the project to minimize solar heat gain.

Section 6: Managing Flood Risks

6.1 Is the site susceptible to flooding from sea level rise and storm surge and/or rain events now or during the building's expected lifetime? Please refer to the Somerville Climate Change Vulnerability Assessment and the updated stormwater flooding maps provided in the Background section of this Questionnaire. **High resolution GIS maps are available through the Urban Flood Atlas at www.somervillezoning.com/developmentreview.**

No, the site is outside the FEMA flood zones as well as the Somerville 2070 100-year, 24-hour storm flood risk, the 2070 100-year storm surge flood risk, and the projected 2070 sea level rise. FEMA flood elevation sits at EL 4 and our site sits between elevation 15.1 at the north side of the site and elevation 29.05 at the southern side of the site.

If you answered YES to the previous question, please complete the remainder of Section 6. Otherwise, you have completed the Questionnaire. Thank you.

6.2 Flooding Design Considerations

Proposed Site Elevation - Low	(ft)	Proposed Site Elevation - High	(ft)
Lowest elevation of life-safety systems	(ft)	Proposed First Floor Elevation	(ft)
Nearest flood depth for the 2070 10-year storm		Nearest flood depth for the 2070 100-year storm	

6.3 What are the first-floor uses of the building? Are there any below ground stories of the building? If so, what uses are located below ground?

6.4 Are there any flood-sensitive assets, utilities, mechanical equipment, or life-safety systems located in areas of the building that are at risk of flooding? What measures will protect building systems during a flood or severe storm? These might include, but may not be limited to, the following:

- Elevation of utilities and mechanical systems
- Water tight utility conduits
- Wastewater back flow prevention
- Stormwater back flow prevention
- Systems located above the ground floor
- Securing objects at risk of becoming dislodged

6.5. Residential and commercial buildings should be designed to maintain regular operations during a 10-year storm in 2070. Describe how the site and building have been designed to maintain regular operations -- meaning all systems will remain operational and all occupied spaces are protected from flooding -- during the 2070 10-year storm. Please refer to both the 2070 coastal flood probability map and the 2070 10-

year storm and 1-year sea level rise scenario (pages 3 and 6). Resilience measures might include, but may not be limited to, the following:

- Elevation of the site
- Structural elevation of the building
- Non-structural elevation of the ground floor
- Energy storage and backup generation
- Wet flood-proofing (allowing water to flow through building envelope)
- Dry flood-proofing (preventing water from entering building)

6.6 Residential buildings should be designed to allow occupants to shelter in place during a catastrophic storm (100-year event) today and in the future, this means all life-safety systems should be above the 2070 100-year flood elevation. How will your site and building be impacted by the 2070 100-year, 24-hour storm and how will your site and building be designed to protect against those impacts? Please evaluate impact based on both the 2070 coastal flood depth model for the 100-year storm and the 2070 100-year, 100-year sea level rise model (pages 4 and 7). Summarize anticipated pre- and post-event policies, strategies, and actions necessary to facilitate post-flood recovery.

6.7 Will hazardous or toxic material be stored on site? Where will it be stored? How will you protect hazardous or toxic material from flooding?

6.8 Will the site be accessible by a typical vehicle during a 10-year event (up to 6 inches of water) and by emergency vehicles (up to 12 inches of water) during a 100-year event?

OSE DOCUMENTS LEED CERTIFIABILITY DOCUMENTATION



LEED v4 for BD+C: Core and Shell

Project Checklist

Y ? N

1			Credit	Integrative Process	1
---	--	--	--------	---------------------	---

18 2 0 Location and Transportation 20

			Credit	LEED for Neighborhood Development Location	20
2			Credit	Sensitive Land Protection	2
3			Credit	High Priority Site	3
6			Credit	Surrounding Density and Diverse Uses	6
4	2		Credit	Access to Quality Transit	6
1			Credit	Bicycle Facilities	1
1			Credit	Reduced Parking Footprint	1
1			Credit	Green Vehicles	1

9 0 2 Sustainable Sites 11

Y			Prereq	Construction Activity Pollution Prevention	Required
1			Credit	Site Assessment	1
1		1	Credit	Site Development - Protect or Restore Habitat	2
		1	Credit	Open Space	1
3			Credit	Rainwater Management	3
2			Credit	Heat Island Reduction	2
1			Credit	Light Pollution Reduction	1
1			Credit	Tenant Design and Construction Guidelines	1

8 3 0 Water Efficiency 11

Y			Prereq	Outdoor Water Use Reduction	Required
Y			Prereq	Indoor Water Use Reduction	Required
Y			Prereq	Building-Level Water Metering	Required
1	1		Credit	Outdoor Water Use Reduction	2
4	2		Credit	Indoor Water Use Reduction	6
2			Credit	Cooling Tower Water Use	2
1			Credit	Water Metering	1

21 4 8 Energy and Atmosphere 33

Y			Prereq	Fundamental Commissioning and Verification	Required
Y			Prereq	Minimum Energy Performance	Required
Y			Prereq	Building-Level Energy Metering	Required
Y			Prereq	Fundamental Refrigerant Management	Required
6			Credit	Enhanced Commissioning	6
12	2	4	Credit	Optimize Energy Performance	18
1			Credit	Advanced Energy Metering	1
		2	Credit	Demand Response	2
1	2		Credit	Renewable Energy Production	3
1			Credit	Enhanced Refrigerant Management	1
2			Credit	Green Power and Carbon Offsets	2

Project: 35 McGrath Highway Somerville MA
Date: April 18 2023

7 1 6 Materials and Resources 14

Y			Prereq	Storage and Collection of Recyclables	Required
Y			Prereq	Construction and Demolition Waste Management Planning	Required
1	1	4	Credit	Building Life-Cycle Impact Reduction	6
2			Credit	Building Product Disclosure and Optimization - Environmental Product Declarations	2
		2	Credit	Building Product Disclosure and Optimization - Sourcing of Raw Materials	2
2			Credit	Building Product Disclosure and Optimization - Material Ingredients	2
2			Credit	Construction and Demolition Waste Management	2

6 1 3 Indoor Environmental Quality 10

Y			Prereq	Minimum Indoor Air Quality Performance	Required
Y			Prereq	Environmental Tobacco Smoke Control	Required
2			Credit	Enhanced Indoor Air Quality Strategies	2
3			Credit	Low-Emitting Materials	3
1			Credit	Construction Indoor Air Quality Management Plan	1
		3	Credit	Daylight	3
1			Credit	Quality Views	1

6 0 0 Innovation 6

5			Credit	Innovation	5
1			Credit	LEED Accredited Professional	1

4 0 0 Regional Priority (Use zip-code to determine) 4

1			Credit	Regional Priority: Specific Credit: Indoor water use reduction	1
1			Credit	Regional Priority: Specific Credit: Optimize energy performance	1
1			Credit	Regional Priority: Specific Credit: High Priority Site	1
1			Credit	Regional Priority: Specific Credit: Rainwater Management	1
			Credit	Regional Priority: Specific Credit: Renewable energy production	N.A.

80 11 19 TOTALS Possible Points: 110

Certified: 40 to 49 points, **Silver:** 50 to 59 points, **Gold:** 60 to 79 points, **Platinum:** 80 to 110

35 MCGRATH LEED V4 (BD+C) FOR CORE & SHELL SUPPORTING NARRATIVE

This narrative articulates how the 35 McGrath Somerville, MA project intends to comply with the requirements of the US Green Building Council's (USGBC) Leadership in Energy and Environmental Design (LEED) rating system for Building Design and Construction (BD+C), Core & Shell, version 4 with addenda. This project is committed to promoting environmental stewardship, and though it will not be seeking formal LEED certification, the goal is to be the equivalent of "Platinum," meaning the project must demonstrate compliance with all LEED prerequisites and accrue at least 80 of the 110 possible points within the rating system. Currently, the project is targeting 80 of 110 points specifically – with others under consideration. This narrative illustrates LEED equivalency compliance, as currently understood at this permitting stage (05/19/2023).

PROJECT INFORMATION

Project Information (PI) Forms are a cache of reference information which gives overviews of the project timeline, statistics, goals, benchmarks, and other data useful for documentation of credits within the rating system.

PIf1: Minimum Program Requirements

All LEED projects must comply with the following seven requirements:

- Must comply with environmental federal, state, and local laws
- Must be a complete, permanent building or space
- Must use a reasonable site boundary (LEED Boundary)
- Must comply with minimum floor area requirements (>1,000sq.ft.)
- Must comply with minimum occupancy rates (>1 FTE)
- Must commit to sharing whole building energy and water usage data
- Must comply with minimum building area-to-site ratio (GSF > 2% gross land area)

This project will meet all applicable laws. This building and adjacent grounds will be permanent structures/open space intended for a long useful life. The LEED Boundary will align with current property lines and will also include any additional areas where scope of work is expanded, including (but not limited to) adjacent properties for construction staging, roadways where improvements are being made, etc. Often, the LEED Boundary is flexible in scope until Design Development, and these narratives, in the end, shall be continually updated as the LEED Boundary morphs during the early design process. The project exceeds the minimum floor area requirement and will annually disclose energy and water use data. While sub-metering scope is to be fully explored later, we can assume this data will be collected and shared through Energy Star Portfolio Manager. Lastly, our FAR greatly exceeds the 0.02 FAR minimum.

INTEGRATIVE PROCESS (1 point "YES"/0 points "MAYBE"/0 points "NO")

This credit encourages early project "discovery," through exploring strategies with key stakeholders to improve upon baseline requirements for site, transportation, resources, etc. – encourage teams to ask the right questions to enhance LEED as a mechanism for positive impact.

IPc1: Integrative Process: (1 Point "YES")

This project will explore strategies to improve beyond baseline requirements for energy efficiency and water-use reduction and will provide the Integrative Process worksheet upon completion.

LOCATION AND TRANSPORTATION (13 points "YES"/1 points "MAYBE"/2 points "NO")

This section removes location-specific parameters from Sustainable Sites into its own standalone section focusing on access, transit, reduced parking, reduced commuter emissions, and encouraging smart growth principles.

LTc1: LEED for Neighborhood Development Location: (16 points "N/A")

The project is not located within a LEED-ND development.

LTc2: Sensitive Land Protection: (2 points "YES")

This project claims 2 point for being a development on previously developed land.

LTc3: High Priority Site: (3 points "YES")

This project claims 3 points for being a development on a brownfield site.

LTc4: Surrounding Density and Diverse Uses: (6 points "YES")

The project is located within a dense environment within 0.25 miles of existing, compliant density. It is also within 0.5 miles walking distance to compliant diverse uses and amenities. These will be documented as the project progresses.

LTc5: Access to Quality Transit: (4 points "YES"/2 Points "MAYBE")

There is access to compliant quality transportation options within a 0.50-mile radius of the site. This will be documented as the project progresses.

LTc6: Bicycle Facilities: (1 point "YES")

The project will provide compliant long-term and short-term bike storage and shower facilities, within the required distances from the entry and within range of a bicycle network. This will be documented as the project progresses.

LTc7: Reduced Parking Footprint: (1 Point "Yes")

The project will not exceed the minimum local code requirements for parking capacity, and that capacity will be a minimum 40% reduction below the base ratio recommended by the Parking Consultants Council. The project will provide at least 1% to carshare vehicle parking spaces.

LTc8: Green Vehicles: (1 Point "YES")

5% of parking will be designated as preferred spaces for 'green' vehicles achieving a minimum green score of 45 on the ACEEE annual vehicle rating guide. A minimum of 2% of parking spaces will be equipped with electrical vehicle supply equipment for electric vehicle charging.

SUSTAINABLE SITES 4 points "YES"/3 points "MAYBE"/3 points "NO")

This section focuses on site-specific strategies regarding open/green space, habitat, rainwater, surface reflectivity and absorptivity, porosity, and light pollution.

SSp1: Construction Activity Pollution Prevention: (REQUIRED)

The project will implement an erosion and sedimentation control plan for all construction activities.

SSc1: Environmental Site Assessment: (1 Point "YES")

The project's design team is consistently assessing the site with all of its specific characteristics as it pertains to the design of the project. The project will document the results in the Site Assessment worksheet.

SSc2: Site Development – Protect or Restore Habitat: (1 Points "YES"/1 Point "NO")

The existing site is a data center with a large parking lot. No vegetation currently exists. The project will restore 15% of previously disturbed area.

SSc3: Open Space: (1 Point "NO")

LEED requires a project to provide 30%, min. of the development footprint as open space – the project does not have enough space to meet the 30% requirement.

SSc4: Rainwater Management: (3 Points "YES")

This project is currently tracking to retain the required percentage of rainwater onsite.

SSc5: Heat Island Reduction: (2 Points "YES")

To minimize effects on the immediate microclimate and both human and wildlife, the project will reduce its creation of a heat-island effect. All roofs will be low-slope and feature hi-albedo surfaces. All parking will be below grade. Paving materials will feature hi-albedo surfaces.

SSc6: Light Pollution Reduction: (1 Point "YES")

This project is on track to meet light pollution reduction targets with the use of lighting controls, fixture design and locations, and internal occupancy sensors.

SSc7: Tenant Design and Construction Guidelines: (1 Point "YES")

This project is on track to provide tenant design and construction guidelines. This will be created by the ownership as the base building is further designed and will be used to inform tenants of the building's sustainability attributes and the proper means by which tenant's can perform their own sustainably compliant fitout or renovations.

WATER EFFICIENCY (7 points "YES"/4 points "MAYBE"/0 points "NO")

This section focuses on reducing potable water use onsite, relying on a combination of alternate sources, efficient fixtures and equipment, and metering to encourage on-going responsibility.

WEp1/c1: Outdoor Water Use Reduction: (1 Points "YES"/1 Points "MAYBE")

Project will pursue Option 2: Reduced Irrigation. The project will reduce outdoor water usage through reduction of irrigation by utilizing high-efficiency systems and through the choices in designing the landscape.

WEp2/c2: Indoor Water Use Reduction: (4 Points "YES"/2 Points "MAYBE")

The project will meet the 20%, minimum reduction of indoor water-use as compared to the LEED baseline and exceed it with an expected 40% reduction. All water-use appliances will be EPA EnergyStar rated, and all plumbing fixtures within the scope of LEED will be EPA WaterSense labeled.

WEp3/c4: Building Level Water Metering: (1 Point "YES")

The project will install a building-level water meter to meet the prerequisite, with the sharing of energy use data for 5 years via Energy Star Portfolio Manager and will provide a submeter to measure water used for irrigation and another submeter for a water-use to be determined.

WEc3: Cooling Tower Water Use: (2 Points "YES")

This project will produce one-time potable water analysis to measure 5 control parameters for cooling towers and evaporative condenser units. Additionally, the project will strive to achieve a minimum number of cycles and at least 20% of make-up water pulling from non-potable sources.

ENERGY AND ATMOSPHERE (12 points "YES"/7 points "MAYBE"/14 points "NO")

This section focuses on reducing GHG emissions via energy conservation. It promotes responsible energy management best practices through efficiency, passive and active systems, sub-metering, renewables, and offsetting.

EAp1/c1: Fundamental/Enhanced Commissioning & Verification: (6pts "YES")

The project will pursue fundamental and enhanced (with Monitoring) commissioning for both the building's energy-use systems and the building's envelope. The Cx agents will be on board during the design development phase of the project.

EAp2/c2: Minimum + Optimize Energy Performance*: (12 Points "YES"/2 Pts "MAYBE"/4 Pts "NO")**

The project will demonstrate a minimum of 5% better LEED energy-cost performance than an ASHRAE 90.1-2010, Appendix G (with errata) compliant baseline through energy modeling. Additionally, since this building will comply with the Specialized Stretch Energy Code, it will perform much better than the LEED baseline – with the building currently assumed to achieve around a 29% energy-cost reduction for 12 points.

EAp3/c3: Building Level + Advanced Energy Metering: (1 Point "YES")

LEED requires building-level energy metering, and the sharing of energy use data for 5 years via Energy Star Portfolio Manager. To achieve the credit, the project will install energy meters for each use in the building that consumes more than 10% of the building's total energy use.

EAp4/c6: Fundamental + Enhanced Refrigerant Management: (1 Point "MAYBE")

No system can use CFC-based refrigerants in HVAC&R equipment. Small units (<0.5lbs of refrigerant) are exempt. Additionally, the project is hoping to only use refrigerants with an ozone

depletion potential (ODP) equal to "0" and a global warming potential (GWP) <50 (Option 1), though this determination will be made as the systems are further designed and specified.

EAc4: Demand Response: (2 Point "NO")

Not used.

EAc5: Renewable Energy Production: (1 Points "MAYBE"/ 2 Points "NO")

The project is determining if it is feasible at this time to provide sufficient on-site renewable energy production to meet the compliant minimum energy threshold. LEED V4.1 for this credit is also being examined as it is combined with Green Power & Carbon Offsets credit listed below.

EAc7: Green Power & Carbon Offsets (2 Points "YES")

The project is reviewing the financial options available to earn these credit-points.

MATERIALS AND RESOURCES (2 points "YES"/9 points "MAYBE"/2 points "NO")

New materials procurement practices promote manufacturing processes which are transparent in their supply chain management from extraction through point of sale and impacts upon human health. This section awards practices which reduce the need for virgin resource extraction, as well as construction management practices which reduce onsite landfill waste. Lastly, it requires infrastructure to support long-term waste and hazardous materials deferral from landfilling.

MRp1: Storage and Collection of Recyclables: (REQUIRED):

The building will have a centralized space for the handling and storage of recycling streams. Waste will be commingled, and the following streams shall be collected: paper, cardboard, metals, glass, plastics, batteries, and mercury-containing lamps.

MRp2: Construction and Demolition Waste Management Planning: (REQUIRED):

A pre-emptive plan is required and will be developed by the construction team to establish waste diversion goals by identifying 5 diversion-targeted materials and approximating a percentage of overall waste these represent. Materials will be required to be either commingled or site-separated, and narratives explaining the facilities receiving them shall be included. A final report detailing all major waste streams generated with disposal/diversion rates will be included. All calculations shall exclude land-clearing debris.

MRC1: Building Life-cycle Impact Reduction: (1 Point "YES"/1 Point "MAYBE"/4 Points "NO")

The project will commission a whole building life-cycle assessment (LCA) to understand its carbon footprint and reduce it if feasible.

MRC2: Building Product Disclosure and Optimization – EPD's: (2 points "YES")

The project will specify a minimum of 20 products (from 5 manufacturers) that have compliant Environmental Product Declarations (EPD's); and have compliant optimization manufacturing methods that reduce their environmental impact.

MRC3: Building Product Disclosure and Optimization – Sourcing: (2 points "NO")

Not used.

MRC4: Building Product Disclosure and Optimization – Ingredients: (2 points "YES")

The project will specify a minimum of 20 products (from 5 manufacturers) that have compliant Health Product Declarations (HPD's) or equivalent; and have compliant material ingredient optimization documentation.

MRC5: Construction and Demolition Waste Management: (2 points "YES")

The project will divert a minimum of 75% of total construction and demolition waste from landfill (at minimum 4 materials streams) per the Waste Management Plan.

INDOOR ENVIRONMENTAL QUALITY (6 points "YES"/2 point "MAYBE"/8 points "NO")

This section focuses on the qualities which make an indoor environment successful: thermal and visual comfort, quality ventilation and air, natural and artificial light, outdoor views, acoustics, and elimination of toxins from entering regularly occupied spaces.

EQp1: Minimum Air Quality Performance: (REQUIRED)

The project will comply with minimum outdoor-air intake flow rates for ventilation systems utilizing ASHRAE 62.1-2010, Sections 4-7 (with errata).

EQp2: Environmental Tobacco Smoke (ETS) Control: (REQUIRED):

Smoking shall be banned on-campus (indoors and on grounds within 25 feet of building perimeters) Signage reinforcing such policies will be posted within 10 feet of all main entries.

EQc1: Enhanced Indoor Air Quality Strategies: (2 Points "YES")

The project will comply with strategies to promote occupant's health and comfort: Walk-off mats will be provided at all building entries. Full-height walls, doors on closers, and an exhaust fan will be utilized at all rooms containing hazardous chemicals or gases – such as at laundry and housekeeping rooms. MERV 13 or higher filtration will be installed in Hvac systems prior to occupancy.

EQc2: Low-emitting Materials: (3 points "YES")

The project will specify low-emitting materials for inside the building envelope for: paints & coatings, adhesives and sealants, composite woods, flooring, and insulations.

EQc3: Construction Indoor Air Quality Management Plan: (1 point "YES")

The IAQ management plan is designated for construction and pre-occupancy phases, meeting all SMACNA IAQ Guidelines for Occupied Buildings under Construction (2nd Ed., 2007 Chapter 3) by protecting absorptive materials absorbed onsite. It shall also require MERV 8 filtration media installed in all ductwork operated during construction, which will be changed prior to occupancy. On-site smoking will be prohibited during construction.

EQc7: Daylight: (3 points "NO")

Not used.

EQc8: Quality Views: (1 point "MAYBE")

This credit requires a direct line of sight outdoors for 75% of regularly occupied spaces. This will be assessed once the interiors are laid out, as this is based on a percentage of regularly occupied space.

INNOVATION IN DESIGN (6 Points “YES”/0 Points “MAYBE”/0 Points “NO”)

This section awards points for going above and beyond existing credit benchmarks, projects attempting novel strategies, projects pulling from Boston-specific Article 37 credits, projects attempting LEED pilot credits, and those which reference other systems, including WELL.

IDc1: Innovation (5 Points “YES”)

This project will include five innovative and exemplary design strategies.

IDc2: LEED Accredited Professional: (1 Point “YES”)

Harry Flamm, a Massachusetts licensed architect, and Stantec's Senior Sustainability Consultant is serving as the LEED professional for the project. He is a LEED AP BD+C, in good standing since 2003.

REGIONAL PRIORITY* (1 Points “YES”/3 Points “MAYBE”/0 points “NO”)**

To encourage teams to focus on strategies which are most regionally pertinent, LEED offers 6 existing credits which are regionally critical, offering up to 4 points for pursuing these strategies (based on the project location). Note: RP credits are designated in the list above by a triple asterisk (***).

- | | |
|---|---------------|
| • RPc1.1: High Priority Site (Brownfield remediation option only) | 1 Point “YES” |
| • RPc1.2: Rainwater management (2-point threshold): | 1 Point “YES” |
| • RPc1.3: Indoor water use reduction (4-pt threshold): | 1 Point “YES” |
| • RPc1.4: Optimize Energy Reduction (20% minimum): | 1 Point “YES” |



Affidavit Form for Green Building Professional

Green Building

Name & Project Location: 35 McGrath Highway, Somerville, MA

Green Building Professional

Name: Harry Flamm

Architect & License Number: Massachusetts Licensed Architect, #951478

Company: Stantec Architecture

Address: 40 Water Street, Boston, MA 02109

Email address: harry.flamm@stantec.com

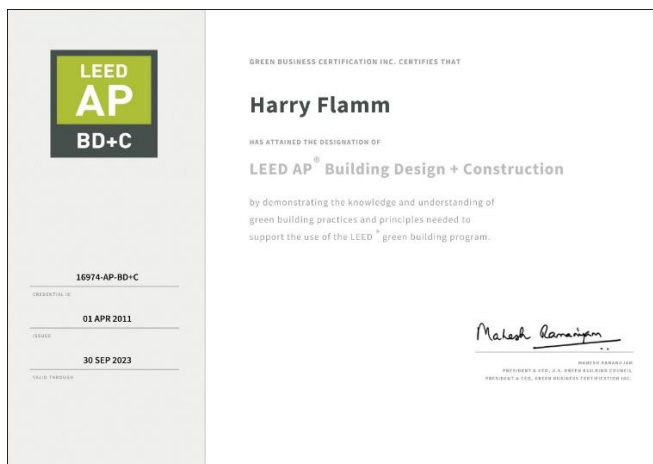
Telephone: 617.234.3137

I, *Harry Flamm*, as the Green Building Professional for this Green Building Project, have reviewed all relevant documents for this project and confirm to the best of my knowledge that those documents indicate that the project is being designed to achieve the "Sustainability Submittal Requirements" of the City of Somerville, Office of Sustainability and Environment, for the Certificate of Zoning Compliance.

Signature:

Date: May 17, 2023

Inserted below is the active LEED credential from the Green Building Certification Institute (GBCI) indicating advanced knowledge and experience in environmentally sustainable development in general as well as the applicable LEED Green Building Rating System for this Green Building Project.



OSE DOCUMENTS

EVERSOURCE SERVICE LETTER



247 Station Drive SW330
Westwood, Massachusetts 02090

June 29, 2023

35 McGrath Highway Realty Trust
c/o 35 McGrath Realty LLC
75 Cambridge Parkway Suite 100
Cambridge, MA 02142

RE: 35 McGrath Hwy. Somerville, MA 02143

To Whom It May Concern:

Eversource is in receipt of your request for future electrical services at the proposed site.

Based on the information regarding the project received to date, Eversource has availability, capacity and intent to provide electric service to the project. Further engineering is required to confirm sizing, layouts and locations of these services. Eversource intends to continue to work with the customer to finalize coordination of the design and engineering, as well as the construction of the project.

Should you have any additional questions, please do not hesitate to contact me

Sincerely,

Allen McDonald
Customer Service Engineer
Phone # 781-441-3470
Fax # 781-441-8765