

NGBS GREEN CASE STUDY

21 Revere Beach



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About the Project

Project Type: Multifamily Mixed-Use New Construction with 127 residential units, as well as retail and restaurant space

Unit Size: Average unit is 743 sq. ft.

Location: Revere, Mass

NGBS Green Certification:
Silver Level (March 2021)

Additional Certifications Earned:
[NGBS Green+](#) WELLNESS

Website: liveryder.com



Project Team:

Developer: [Chris Cervizzi](#), Redgate

Builder: [21 Revere Beach Boulevard LLC, and Callahan Construction Managers](#)

Verifier: [Karla Butterfield](#), Steven Winter Associates

About Callahan Construction Managers

Callahan Construction Managers is a full-service construction management company based in Bridgewater MA, with regional offices in White Plains, NY. Callahan has served the New England and Northeast regions for more than 65 years providing a wide range of preconstruction and construction management services and completing projects in multi-family residential, senior housing, hospitality, retail, corporate office, life sciences, educational, and other markets.

Overview

21 Revere Beach Boulevard - one of two buildings within the Ryder community of Revere Beach - is a 2020 NGBS Silver certified mixed-use building containing a total of 127 residential units and a 5,300 square foot restaurant in addition to retail space, all within a seven-story building. Located within half a mile of pedestrian access to a mass transit system connecting to Boston, it's equipped with a fitness center, a game room, a dog care facility, communal workspace, an outdoor play area for children, and a deck with ocean views. Occupancy sensors and dimmers in common areas make the building more energy efficient, while automatic water leak and shutoff devices ensure water isn't wasted. Materials for all interior surfaces - including walls and floors - are certified as low emission to maintain the indoor air quality of the apartments and common areas. The NGBS Green and NGBS Green+ WELLNESS certifications have ensured that the building is safe, healthy, and efficient in all aspects.

NGBS Green+ WELLNESS



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+WELLNESS

The NGBS Green+ WELLNESS certification recognizes homes and buildings that are higher performing across multiple NGBS practice categories that influence human health.

21 Revere Beach earned the NGBS Green+ WELLNESS certification by implementing construction practices to manage indoor air quality and incorporating features designed to support resident health and active lifestyles. Featuring carefully-selected materials for their durability and low-emitting qualities and incorporating indoor and outdoor fitness and leisure spaces, the building is also situated near mass transit and community resources.

NGBS Green Features / Practices:

- Located within half a mile of pedestrian access to a mass transit system
- Retail and restaurant spaces included within building, which reduce the number of automobile trips required for resident's daily activities
- Health and wellness features:
 - ◆ A dedicated area of at least 400 square feet is provided inside the building with adult exercise and children's play equipment
 - ◆ A garden and terrace are provided that can serve as outdoor space for children's play and adult activities
- Clean construction practices:
 - ◆ Moisture and mold were properly mitigated before walls were enclosed.
 - ◆ 50% or more of the insulation installed (by sq ft) is certified to low-emissions standard
 - ◆ 50% or more of carpet installed (by sq ft) is certified to low-emissions standard
 - ◆ Occupancy sensors or dimmers are installed in common areas
 - ◆ Floor materials with low emission levels are used.
- Automatic water leak detection and shutoff devices are installed

Why is an NGBS Green Certified home a better place to call home?

"NGBS Green Certification aligned with our sustainability goals, business model, and construction process at Ryder. The verification process was streamlined and integrated well with the construction sequencing. We're proud to have delivered these two buildings with the 2020 NGBS Green and WELLNESS certifications. Our investors and residents can be assured that we've met a high standard of construction with an emphasis on health and well-being."

- Steve Perdue, Executive Vice President, Redgate

The Verifier Voice

"The project team was very excited to seek certification to the 2020 NGBS version and implement health and wellness into their design. During the design phase, they moved from natural gas heating and hot water to an all-electric building and were receptive to best practices for better air quality. Early trades trainings provided direction and buy-in, so inspections and verification were streamlined."

- Karla Butterfield, NGBS Green Master Verifier

