

NANTUCKET COTTAGE HOSPITAL

JULY 23, 2014

Prospect Street □ Nantucket, MA



Frequently Asked Questions

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- **Why is a new hospital needed?**
 - **Inefficient infrastructure requires NCH to spend more than \$1 million per year and accounts for most of its operating deficit**
 - **Only one operating room, which restricts scheduling of routine and emergency surgeries as it must be reserved when women go into labor due to potential for emergency C-sections**
 - **NCH does not meet state Department of Public Health standards with the exception of one function, CT scans**
 - **Lack of space impacts patient privacy, restricts specialty care offerings**
 - **Hospital walls are lined with asbestos, making any maintenance/improvement project a complicated and expensive endeavor**
 - **Critical services are separated in different areas of the hospital, an inefficient layout that results in the duplication of services and facilities, and prevents the efficient use of staffing**
 - **The building was constructed in 1957 with a medical inpatient model no longer in use**

Frequently Asked Questions

- **Why doesn't the existing site meet future needs?**
 - **Construction of a new hospital on the 5.7-acre site would impose significant constraints on the design of the new facility, and would take 18 months to two years to complete.**
 - **This would cause an interruption in patient services, the temporary off-site relocation of medical offices and staff parking, and disruptive construction noise and dust (the new hospital building would come within two feet of the existing structure which would then be razed after new construction was complete. No space available on site for staging of construction equipment.**
 - **Given a lack of site space, the hospital's helipad would have to be relocated to top of the new building at an estimated additional cost of \$2-3 million: a fire suppression system and elevator shaft would be needed, as well as a flat roof to accommodate the helipad, requiring HDC approval.**
 - **If a new facility were built on site, the hospital would be at capacity from the day it opened, prohibiting any future expansion or the development of ancillary structures and/or housing for staff.**
 - **Current site is directly adjacent to one of the most congested intersections on the entire island, and thus problematic for emergency ambulances and other emergency vehicles.**

Frequently Asked Questions

- **What is being proposed?**
 - **Nantucket Cottage Hospital is seeking to acquire 20 acres of the 40-acre property controlled by the Wannacomet Water Company off Milestone Road for relocation of the hospital. The site, known as Wyer's Valley, meets current and future needs of the hospital, in order to serve the community.**

Frequently Asked Questions

- **What is the size of the proposed building and what services will be offered?**
 - The size of the new hospital will be dictated by several factors, including Department of Public Health requirements, maintaining key services in the new building, and the topography of the site. Smallest building that will serve the community and operate sustainably.
 - NCH proposes to construct a new approximately 100,000 square foot hospital on approximately 13.5 acres of Water Company land, replacing its existing facility at 57 Prospect Street. The new facility would be slightly larger than the combined square footage of the existing hospital and auxiliary buildings. Final design plans have not been completed yet.
 - The new facility will consist of doctor offices, treatment rooms, an emergency care facility, a walk-in care service, and other related hospital services to treat year round and summer residents, including a second operating room that will allow NCH to provide more surgeries and procedures, as well as a fixed MRI unit and diagnostic center. Ambulatory Care facility with inpatient capacity.
 - The new hospital will include all of NCH's existing services, including cancer care, obstetrics, medical/surgical, and emergency medicine, with adequate and appropriate space that will enhance the patient experience and provide our clinicians with an environment conducive to quality care.
 - In addition, adequate parking spaces will be constructed to support the hospital along with associated access and circulation drive aisles. Sidewalks and bikeways will be constructed to enable pedestrians and cyclists to access the hospital safely from bordering roads.
 - A new building would allow the hospital to continue to add physicians and sub-specialists to its ranks, and provide a home for urgent care and primary care services that would assist in recruiting and retaining new doctors.

Frequently Asked Questions

➤ Why is Wyer's Valley the best location?

- Eighteen months ago NCH began a thorough analysis of its future needs and the options of building a new hospital or renovating the existing building. Extensive research was conducted on the medical needs of the community, as well as state Department of Public Health requirements and what types of services and physician specialists were needed for year-rounders, summer visitors and those who stay on for the shoulder season.
- It was determined that the 1957 building model could not be renovated and that building a new hospital on site created significant challenges with no options for expansion of services in the future. Several alternative sites throughout the Island were explored in detail, and after a comprehensive review it was determined that these sites either lacked the required size and proper access or were too remote.
- The Wyer's Valley site clearly met Nantucket Cottage Hospital's needs now and in the future.
- A larger site would allow the hospital to build an efficient new facility, provide all existing services, and greatly expand clinical excellence now and in the future.
- The new building could be constructed with fewer restrictions (compared to existing site) allowing it to be more appropriately designed for Nantucket.
- Potential opportunity to create future affordable housing for NCH employees, increasing ability to attract - and retain - new physicians and clinical staff.
- Allows for a new helicopter-landing pad for MedFlight, located away from the parking area, in an appropriate area with direct, covered access to the emergency department.
- Relocating to Water Company site would allow for the seamless transition from the old building to a new hospital without any interruptions of service that would come with building at the current site (noise, dust, loss of parking, relocation of auxiliary offices).
- The Water Company site is located away from residential neighborhoods but is still centrally located in the mid-island area, near the confluence of two major roadways, and would provide easier, safer access for emergency vehicles.

Frequently Asked Questions

➤ ***What is the process for the Land Acquisition?***

- **Any use of the land by the hospital would have to be approved by the voters of Nantucket at Town Meeting.**

➤ **Will construction at Wyer's Valley impact the aquifer?**

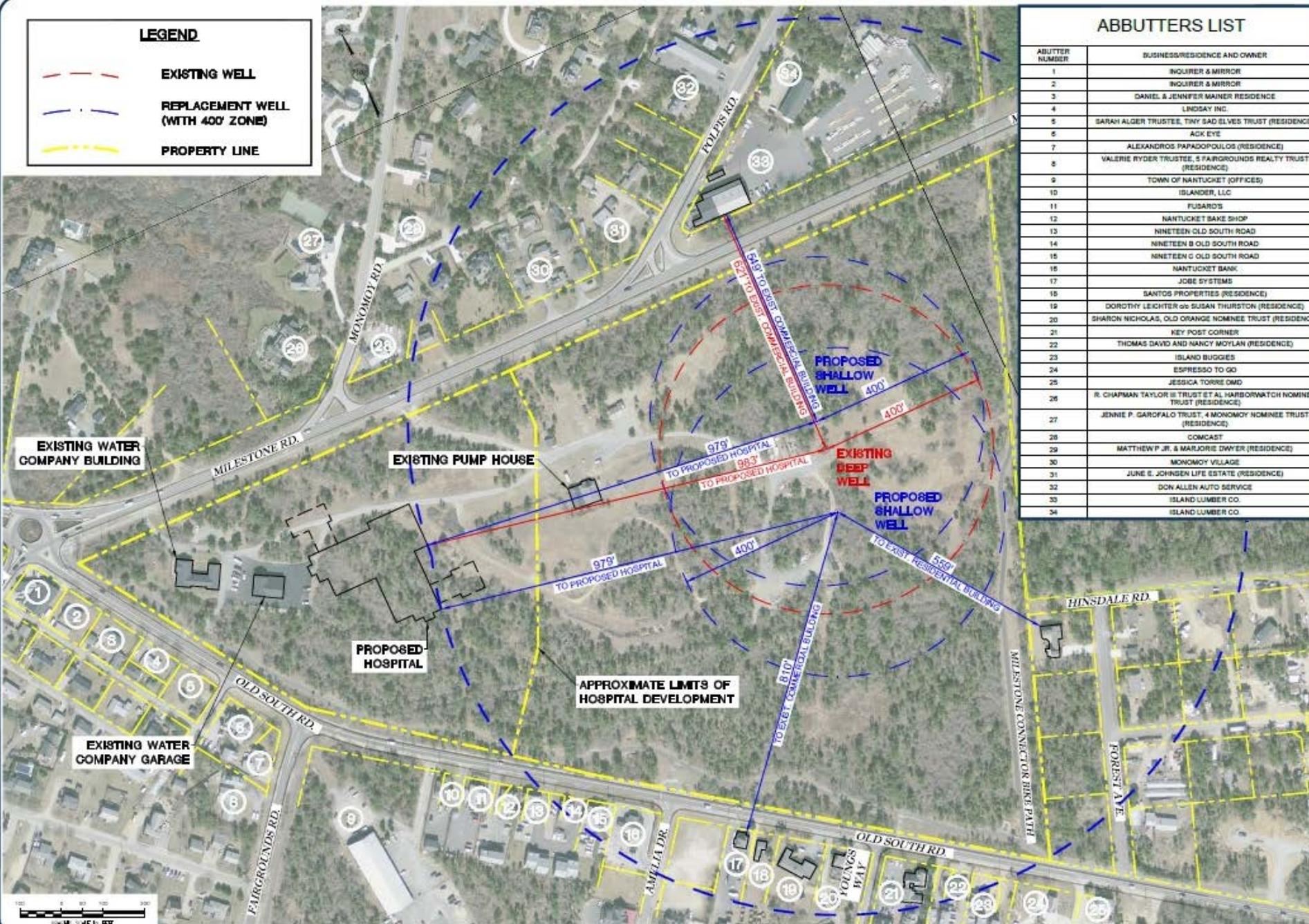
- **No. Both sites are in the groundwater Zone 2 “zone of influence,” so as it relates to the aquifer, there is no difference between building the new hospital at the water company property versus building it at the current NCH site.**
- **Wannacomet Water Company general manager Bob Gardner said “The (water) commission felt this was an opportunity for tomorrow, to make a partnership to protect public health, increase public health, and create the services we need on Nantucket. The commission is, bottom-line, committed to protecting the drinking water supply. We feel there’s an opportunity to get a new hospital, increase health care and the way it’s delivered, but also to improve and protect the water supply.”**
- **The proposed hospital will be further away from the wells than existing commercial buildings. (See attached)**

LEGEND

-  EXISTING WELL
-  REPLACEMENT WELL (WITH 400' ZONE)
-  PROPERTY LINE

ABBUTTERS LIST

ABUTTER NUMBER	BUSINESS/RESIDENCE AND OWNER
1	INQUIER & MIRROR
2	INQUIER & MIRROR
3	DANIEL & JENNIFER MAIER RESIDENCE
4	LINDSAY INC.
5	SARAH ALGER TRUSTEE, TINY SAD ELVES TRUST (RESIDENCE)
6	ACK EYE
7	ALEXANDROS PAPADOPOULOS (RESIDENCE)
8	VALERIE RYDER TRUSTEE, S FAIRGROUNDS REALTY TRUST (RESIDENCE)
9	TOWN OF NANTUCKET (OFFICES)
10	ISLANDER, LLC
11	FUSARD'S
12	NANTUCKET BAKE SHOP
13	NINETEEN OLD SOUTH ROAD
14	NINETEEN B OLD SOUTH ROAD
15	NINETEEN C OLD SOUTH ROAD
16	NANTUCKET BANK
17	JOBE SYSTEMS
18	SANTOS PROPERTIES (RESIDENCE)
19	DOROTHY LEICHTER & SUSAN THURSTON (RESIDENCE)
20	SHARON NICHOLAS, OLD ORANGE NOMINEE TRUST (RESIDENCE)
21	KEY POST CORNER
22	THOMAS DAVID AND NANCY MOYLAN (RESIDENCE)
23	ISLAND BUGGIES
24	ESPRESSO TO GO
25	JESSICA TORRES OMD
26	R. CHAPMAN TAYLOR & TRUST ET AL HARBORWATCH NOMINEE TRUST (RESIDENCE)
27	JENNIE P. GAROFALO TRUST, 4 MONOMOY NOMINEE TRUST (RESIDENCE)
28	COMCAST
29	MATTHEW P. JR. & MARJORIE DWYER (RESIDENCE)
30	MONOMOY VILLAGE
31	JUNE E. JOHNSEN LIFE ESTATE (RESIDENCE)
32	DON ALLEN AUTO SERVICE
33	ISLAND LUMBER CO.
34	ISLAND LUMBER CO.



EXISTING WATER COMPANY BUILDING

EXISTING PUMP HOUSE

PROPOSED HOSPITAL

EXISTING WATER COMPANY GARAGE

APPROXIMATE LIMITS OF HOSPITAL DEVELOPMENT

PROPOSED SHALLOW WELL

PROPOSED SHALLOW WELL

EXISTING DEEP WELL



Frequently Asked Questions

- **If the hospital is relocated, what are the plans for the current site?**
 - **No decisions have been made about future uses of the site**
 - **Discussions and due diligence are still in the preliminary stages**
 - **If the land were sold, proceeds could be invested in the hospital's endowment to defray hospital operating expenses in the future and support core services, and incorporate new technology and treatments.**
 - **NCH officials will be working closely with town officials and community leaders on these issues**