

A DESIGN FEASIBILITY STUDY FOR THE RE-USE  
OF THE FORMER POLICE STATION BUILDING  
AT 20 SOUTH WATER ST.  
TOWN OF NANTUCKET, MA  
DECEMBER 21, 2011



The scope of the study:

The Existing Conditions Assessment

Space Programming / Space Needs Analysis

Development of Conceptual Designs Options

Development of Preferred Options Plans

&

Preparation of Detailed Cost Estimates



## The findings of the study:

### Existing Conditions:

1. **Structure** - A complete renovation will require structural reinforcement and supplemental framing connections to meet current wind and seismic requirements under the Massachusetts State Building Code .
2. **Life Safety and Emergency Egress** - The building will also need modification or replacement of the non-compliant exit doors, corridors, stairs; as well as new fire alarm and emergency lighting.
3. **Accessibility** - The level of renovations needed , regardless of any building additions, will require complete compliance with current ADA and Mass. Architectural Access Board Regulations. New compliant improvements will be required for both outside the building and throughout the interior; including but not limited to new accessible routes and entries, new toilet rooms, and a required elevator to provide access to all floor levels.
4. **Site** – In addition to any repaired sidewalks and new hardscape & landscaping improvements between the towns buildings on the block, work on the site will need to include new utility connections and the installation of new storm water and drainage management systems.
5. **Exterior Façade** – The existing masonry exterior of the 20 South Water St. building needs numerous repairs including;
  - Masonry repairs, cleaning and re-pointing.
  - Conduct selective masonry cutting for additional testing and inspection especially around doors and windows to determine the extent of selective replacement of steel lintels and the associated flashings.
  - Selective trim and flashing replacement will be required and should be done in association with all new gutters and downspouts for better storm water control.
  - The town should also consider new storm rated impact resistant windows of a historically compatible type and the replacement of the original missing cupola.



## The findings of the study:

### Existing Conditions (continued):

6. **Roofing** - The existing roof is in need of a complete replacement of the deficient asphalt roof shingles; including all associated underlayment layers, flashings and sealants.
7. **Thermal and Moisture Protection**- Incorporate new insulation and vapor retarder assemblies to improve insulation/ thermal performance and meet current code requirements
8. **Interior Materials & Finishes** – Replacement of all interior finishes consistent with a public/office building as required by any new layout is appropriate at this time.
9. **Conveying Systems** – A renovation of any size will require a code-required elevator for staff & public use.
10. **Mechanical-Electrical-Plumbing & Fire Protection (MEP&FP)** – The building is in need of a complete replacement of the existing MEP systems due to aged, low efficiency or non-functioning equipment. New code-compliant, energy efficient systems suitable for the intended office and public uses should be installed. An increase in the size of the building, of a minimum of 1150 SF will also require a new automatic fire sprinkler system, however it is recommended even for a smaller renovation only as well. An increased electrical service and transformer size will also be required to meet current and future electrical demand.
11. **Hazardous Materials Investigation** – Testing for asbestos and lead paint containing materials was conducted. A modest amount of these materials were encountered, probably due to the previous renovations and abatements. A relatively low cost for materials removal and disposal has been estimated for any renovation program.

## The findings of the study:

### **Space Needs Analysis:**

The following priorities were established and refined over the course of the study.

1. The first priority from the start was, and continues to be, to provide space for all of the “Mooney Building” Finance Department staff , thus allowing the town to dispose of The Mooney Building as previously approved by the town. *Part of this priority included incorporating Assessing & Collections as a group and providing dedicated secure file/record storage with proper climate control and fire protection.*
2. Second, the renovation, was to provide accommodations for the Sheriff and space for the Nantucket Police Department presence.
3. As feasible. space would be dedicated to Human Resources and Human & Social Services. *Early Options also included space for the NRTA, as space in the smaller design options is limited, this was ultimately not included.*
4. The larger design options also considered the relocation of the Planning Dept. from 2 Fairgrounds Rd. as well as the Building, Health, HDC and Con Com Departments from the Annex building at 37 Washington St. Ultimately the largest of the design options were dismissed and the ability to house one or only a few of the smaller departments led to the decision to not include them in either Option A or B.

## The findings of the study:

### The Conceptual Design Options:

“Option A” - proposed a fairly simple renovation only of the existing former police station with no increase in building area.

“Option B” - proposed the “base” renovation plus an expansion of 3100 Gross Sq. Ft. that would replace the NRTA Building.

“Option C” - proposed a larger expansion (+/- 4800 GSF) to provide for a physical connection between the Town & County building and the former police station.

“Option D” - the largest of the options, proposed replacing the current Visitor’s Center in addition to the NRTA Building. This was the only option large enough (+/7100 GSF) to fully consolidate all of the town departments back into the downtown area.

“Option E” - proposed the replacement of the Visitor’s Center and the NRTA Building and providing a direct addition/ connection to the Town & County building. This Option left 20 S. Water St. “as is” freeing up the building for whatever use the town might wish. (i.e. Lease / Disposition...)

## The findings of the study:

### **Identification of the Preferred Design Option and the Detailed Cost Estimates:**

- Ultimately Options C, D and E were removed from consideration for numerous reasons, primarily due to project size and cost.
- Due to a lack of consensus for either Option A or Option B, the decision was made to further the design of each and prepare detailed cost estimates for each.
- Detailed estimates of the construction cost for each Option were prepared by A. M. Fogarty & Associates, Inc.
- BLF&R Architects used these figures to create a “Preliminary Total Project Cost Estimate” for each option which projects all of the Owner’s additional soft costs and a grand total for each option.

## The findings of the study:

### **BLF&R findings and recommendation to build Design Option B:**

1. It is BLF&R's opinion that Design Option A will not fully meet the programmatic or space needs of the town departments under consideration for relocation
2. The cost involved with renovating only 20 South Water St. as a standalone building is very high, on a unit basis (i.e. Cost per Square Foot) and the low "Economy of Scale" and resulting net usable area.
3. Although Design Option B has 52% more Gross Square Feet it provides an additional 88% of Net Usable Square Feet. This would allow for additional departmental uses, proper record storage and flexibility going forward.
4. Option B not only replaces the space of the Mooney Building, it also very effectively replaces the NRTA Building and provides needed space in the Town and County Building.
5. The cost differential between Option A & B may appear significant; however the "premium costs" involved with phasing the project will add significant dollars over time.
6. It should be considered critical that the town find solutions to provide public buildings that are functional, fully accessible to the public and also properly accommodate both the public employees and the public records they are charged with maintaining.

<b>DESIGN OPTION</b>		<b>"A"</b>	<b>"B"</b>
<b>BASIC OVERVIEW</b>		Renovation of the 20 South Water Street building only + related site work and minor alterations to the T & C building	Renovation of 20 South Water St. building with expansion and removal of the NRTA building + related site work and minor alterations to the T & C building
<b>SIZE</b>	Gross Building Square Footage (1)	6,325	9,622
	Net Building Square Footage (2)	5,235	8,264
	Net Assignable Square Footage (3)	<b>2,990</b>	<b>5,617</b>
<b>DEPARTMENTS ACCOMODATED</b>		Finance County Sheriff (lease space) Nantucket Police Limited General Supply Storage	Finance County Sheriff (lease space) Nantucket Police Human Resources Human & Social Services File/Record Storage Limited General Supply Storage
<b>IMPACT ON EXISTING FACILITIES</b>		-Allows for disposition of 22 Federal Street -Retains NRTA bldg. "as is" -Requires Sheriff to relocate to a temporary space	-Allows for disposition of 22 Federal Street -Requires relocation of NRTA staff and temporary quarters for Human Resources -Requires Sheriff to relocate to a temporary space
<b>CONSTRUCTION PERIOD DURATION</b>		+/- 10 Months	+/- 12 Months
<b>COSTS</b>	CONSTRUCTION	\$3,085,570	\$4,511,706
	SOFT COSTS	\$1,047,225	\$1,510,759
	<b>TOTAL PROJECT COST</b>	<b>\$4,132,795</b>	<b>\$6,022,465</b>
	<b>TOTAL WITH ADDED WORK AT T &amp; C BUILDING</b>	<b>\$4,639,795</b>	<b>\$6,709,465</b>

NOTE: The soft cost amounts above include the 5% project contingency included on the budget for each of the design options.

(1) Gross Square Footage (GSF)

The total square footage for a facility measured from the outside wall surfaces of the building.

(2) Net Square Footage (NSF)

Net square footage is the total usable square footage of a facility as measured from the inside wall surface of each room. Included in this figure are non-assignable areas such as mechanical rooms, common corridors, etc.

(3) Net Assignable Square Feet (NASF)

The total assignable square footage as measured from the inside wall surface of each room. It does not include mechanical rooms, public restrooms, common corridors, etc.

**NANTUCKET 20 S. WATER STREET  
PRELIMINARY TOTAL PROJECT COST ESTIMATE  
12/12/2011**

**Design Option "A" (The Base Scheme - Est. #1) comparison with A-1 (Design Option B - Part 1 - Est. #2)**

Renovation of existing 20 South Water St. only, related sitework, and partial alterations to Town & County Building. The following preliminary "Total Project Cost" estimate is based upon the current conceptual design drawings and other information generated by BLF&R and the other consultants, and the detailed Construction Cost estimate from the independent cost consultant firm, A. M. Fogarty & Associates Inc. We would recommend that the budget be updated periodically as the design and construction documents are further developed and as the town starts to consider the procurement of other items on the list below.

	Option "A"	Option "A-1"
<b>Construction Cost</b>	<b>\$3,085,570</b>	<b>\$3,312,200</b>
From A. M. Fogarty Estimate #1 (includes a 10% design contingency, permits, bond & escalation)		
<b>Sub-Total</b>	<b>\$3,085,570</b>	<b>\$3,312,200</b>
<b>Miscellaneous Project Expenses / Soft Costs</b>		
Furnishings-Furniture-Equipment (FFE) (allow. of 5% x constr. cost) Allowance	\$154,279	\$165,610
Architectural & Engineering Fees (12% x construction cost)	\$370,268	\$397,464
Civil Engineering / Landscaping Design Fee Allowance	\$32,000	\$32,000
Owner's Project Manager (5% x construction cost)	\$154,279	\$165,610
Interior Design Fee - Optional	n/a	n/a
Soil Borings / Geotechnical Report Allowance	\$3,000	\$3,000
Exterior Signage (by Owner's Vendor) Allowance	\$2,500	\$2,500
Security System (by Owner's Vendor) Allowance	\$10,000	\$10,000
Audio / Visual Systems Allowance	\$2,500	\$2,500
Telephone System/Computer Wiring & Hrdw (by Owner's Vendor) Allowance	\$40,000	\$40,000
Materials Testing During Construction Allowance	\$7,500	\$7,500
Estimated Reimbursable Expenses (i.e. travel, shipping, misc.) Allowance	\$12,500	\$12,500
Printing of Bid Documents Allowance	\$10,000	\$10,000
Clerk of the Works (+/- 10 months @ \$1,200/wk) Allowance	\$51,600	\$51,600
<b>Sub-Total</b>	<b>\$850,425</b>	<b>\$900,284</b>
Project Contingency (5% of all Construction and Soft Costs above)	\$196,800	\$210,624
<b>Total Estimated Project Cost</b>	<b>\$4,132,795</b>	<b>\$4,423,108</b>
T & C Building Roof Mounted Photovoltaic System Cost	\$267,000	\$267,000
Allowance for work at Town & County Building - does not include enclosed connection between buildings	\$240,000	\$240,000
<b>Total with added work at T &amp; C Building</b>	<b>\$4,639,795</b>	<b>\$4,930,108</b>

(1) Possible project expenses not included in the estimate are:

- \* Special Bonding/Financing Costs
- \* Concealed Hazardous Materials Testing or Abatement
- \* Moving or Temporary Office Facilities

(2) Income from the disposition of any town buildings is not included

**NANTUCKET 20 S. WATER STREET  
PRELIMINARY TOTAL PROJECT COST ESTIMATE  
12/12/2011**

**Design Option "B" / 20 S. Water Expansion with NRTA Removal**

Renovation of 20 South Water Street expansion with removal of NRTA Building - related site work and partial alterations to Town & County Building.

The following preliminary "Total Project Cost" estimate is based upon the current conceptual design drawings and other information generated by BLF&R and the other consultants, and the detailed Construction Cost estimate from the independent cost consultant firm, A. M. Fogarty & Associates Inc. We would recommend that the budget be updated periodically as the design and construction documents are further developed and as the town starts to consider the procurement of other items on the list below.

<b>Construction Cost</b>	<b>\$4,511,706</b>
<i>Equals A. M. Fogarty Estimate #2 and Estimate #3 combined - includes design contingency, permits, bond &amp; escalation</i>	
<b>Sub-Total</b>	<b>\$4,511,706</b>
<b>Miscellaneous Project Expenses / Soft Costs</b>	
Furnishings-Furniture-Equipment (FFE) (allowance of 5% x construction cost) Allowance	\$225,585
Architectural & Engineering Fees (12% x construction cost)	\$541,405
Civil Engineering / Landscaping Design Fee Allowance	\$32,000
Owner's Project Manager (5% x construction cost)	\$225,585
Interior Design Fee - Optional Allowance	n/a
Soil Borings / Geotechnical Report Allowance	\$5,000
Exterior Signage (by Owner's Vendor) Allowance	\$2,500
Security System (by Owner's Vendor) Allowance	\$12,000
Audio / Visual Systems Allowance	\$10,000
Telephone System/Computer Wiring & Hardware (by Owner's Vendor) Allowance	\$75,000
Materials Testing During Construction Allowance	\$7,500
Estimated Reimbursable Expenses (i.e. travel, shipping, misc. printing) Allowance	\$15,000
Printing of Bid Documents Allowance	\$10,000
Clerk of the Works (+/- 12 months @ \$1,200/wk) Allowance	\$62,400
<b>Sub-Total</b>	<b>\$1,223,975</b>
Project Contingency (5% of all Construction and Soft Costs above)	\$286,784
<b>Total Estimated Project Cost</b>	<b>\$6,022,465</b>
T & C Building Roof Mounted Photovoltaic System Cost	\$267,000
Allowance for work at Town & County Building - does not include enclosed connection between buildings	\$420,000
<b>Total with added work at T &amp; C Building</b>	<b>\$6,709,465</b>

**Notes:**

(1) Possible project expenses not included in the estimate are:

- \* Special Bonding/Financing Costs
- \* Concealed Hazardous Materials Testing or Abatement
- \* Moving or Temporary Office Facilities

(2) Income from the disposition of any town buildings is not included



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The following figures represent the deltas between Options A-1 and Option B described above with the initial increases and escalations at 5 and 10 years out.

Current Construction Cost Differential between A-1 & B		Current Soft Cost Differential between A-1 & B			Current Total additional cost of Option B			
\$1,199,505		\$399,852			\$1,599,357			
							Total Increase over time/change	
Initial Increase factor	1.5	\$1,799,257	Initial Increase factor	1.25	\$499,815	\$2,299,072	\$699,715	
5 years out		\$2,025,080			\$562,546	\$2,587,626	\$988,269	
10 years out		\$2,347,623			\$652,146	\$2,999,768	\$1,400,411	

NOTE: Escalations include 3% compounded yearly over the initial increases.



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	20 South Water Street			East Chestnut St - the NRTA Building			22 Federal St. the Mooney building			Total of space affected on three sites does not include any work at Town and County Building		
	GSF	NSF	Eff. Factor	GSF	NSF	Eff. Factor	GSF	NSF		GSF	NSF	Eff. Factor
EXISTING CONDITIONS	6325	5235	82.8%	1050	800	76.2%	4134	2750	66.5%	11509	8785	76.3%
Design Option "A"	6325	5217	82.5%	1050	800	76.2%	0	0		7375	6017	81.6%
Design Option "B"	9622	8264	85.9%	0	0		0	0		9622	8264	85.9%
				Shows space lost due to demolition of existing building in Scheme B Only			Assumes disposition of building / site in both Schemes A & B					

NOTES:

1. Does not include or account for +/- 1300 Net Square Feet of space freed-up for re-use inside the existing Town & County Building by moving Finance Department staff to 20 South Watre Street.
2. Nor does it account for any other chages to the +/- 6800 NSF of space inside the T& C Building currently in use by the Town, excluding the Courts and RMV.
3. Gross Square Footage (GSF) - The total square footage for a facility measured from the outside wall surfaces of the building.
4. Net Square Footage (NSF) - Net square footage is the total usable square footage of a facility as measured from the inside wall surface of each room. Included in this figure are non-assignable areas such as mechanical rooms, common corridors, etc.



**DESIGN OPTION "A" SPACE USE TABULATION BY DEPARTMENT/USE****(EXISTING VS PROPOSED)**

DEPARTMENT	EXISTING # OF EMPLOYEES	EXIST. NSF	ACCOMMODATED # OF EMPLOYEES	PROPOSED NSF
FINANCE DEPT.	9 + 1 pt.	1800*	19	2231
ASSESSORS	5 + 1 pt.	642	incl. above	incl. above
TAX COLLECTOR	3	647	incl. above	incl. above
FILE STORAGE	-	500**	-	<b><u>(no space available)</u></b>
SHERIFF	3	230	3	596
NANTUCKET POLICE	0	0	1 Part-Time	163

**The Net Assignable SF Area & Programming Efficiency for this option = 2990 SF or 47.3%**

STORAGE/MECH.	-	0	-	470
SUPPORT SPACE	-	-	-	336
CIRCULATION	-	-	-	1421
<i>(These lines not included in NASF calculation)</i>				

<b>TOTAL</b>	<b>22</b>	<b>NSF</b>	<b>23</b>	<b>5217 NSF</b>
<b>TOTAL GSF = 6325</b>				<b>5217/6325 = 82.5 %</b>

**DOES NOT ACCOUNT FOR HUMAN RESOURCES DEPT. AND NRTA STAFF CURRENTLY IN "NRTA" BUILDING OR PROVIDE LARGE DEDICATED FILE STORAGE AREA TO REPLACE THE CURRENT USE OF THE BASEMENT LEVEL AT 22 FEDERAL ST.**

\* Approx. NSF allocated to Finance employee use at 22 Federal St. (The Mooney Building)

\*\* Approx. NSF allocated to File Storage at the lower Level of 22 Federal St.

Gross Square Footage (GSF)

The total square footage for a facility measured from the outside wall surfaces of the building.

Net Square Footage (NSF)

Net square footage is the total usable square footage of a facility as measured from the inside wall surface of each room. Included in this figure are non-assignable areas such as mechanical rooms, common corridors, etc.

Net Assignable Square Feet (NASF)

The total assignable square footage as measured from the inside wall surface of each room. It does not include mechanical rooms, public restrooms, common corridors, etc.

**DESIGN OPTION "B" SPACE USE TABULATION BY DEPARTMENT/USE****(EXISTING VS PROPOSED)**

DEPARTMENT	EXISTING # OF EMPLOYEES	EXIST. NSF	ACCOMMODATED # OF EMPLOYEES	PROPOSED NSF
FINANCE DEPT.	9 + 1 pt.	1800*	27	3940
ASSESSORS	5 + 1 pt.	642	incl. above	incl. above
TAX COLLECTOR	3	647	incl. above	incl. above
HUMAN SERVICES	3	350	incl. above	incl. above
HUMAN RESOURCES	2	300	incl. above	incl. above
FILE STORAGE	-	500**	-	737
SHERIFF	0	230	3	765
NANTUCKET POLICE	0	-	1 Part-Time	175
NRTA	2	250	0	0

**The Net Assignable SF Area & Programming Efficiency for this option = 5617 NASF or 58.4%**

STORAGE/MECH.	-	-	-	371
SUPPORT SPACE	-	-	-	649
CIRCULATION	-	-	-	1627
<i>(These lines not included in NASF calculation)</i>				

<b>TOTAL</b>	<b>29</b>	<b>NSF</b>	<b>32</b>	<b>8264 NSF</b>
<b>TOTAL GSF = 9622</b>				<b>8264/9622 = 85.9 %</b>

**INCLUDES DEDICATED FILE STORAGE SPACE WHICH CANNOT BE ACCOMODATED IN DESIGN OPTION A AS WELL AS HUMAN RESOURCES FORMALLY IN THE "NRTA" BUILDING & HAS ADDED POTENTIAL OF ACCOMODATING THE HUMAN & SOCIAL SERVICES DEPT. AS WELL.**

\* Approx. NSF allocated to Finance employee use at 22 Federal St. (The Mooney Building)

\*\* Approx. NSF allocated to File Storage at the lower Level of 22 Federal St.

Gross Square Footage (GSF)

The total square footage for a facility measured from the outside wall surfaces of the building.

Net Square Footage (NSF)

Net square footage is the total usable square footage of a facility as measured from the inside wall surface of each room. Included in this figure are non-assignable areas such as mechanical rooms, common corridors, etc.

Net Assignable Square Feet (NASF)

The total assignable square footage as measured from the inside wall surface of each room. It does not include mechanical rooms, public restrooms, common corridors, etc.

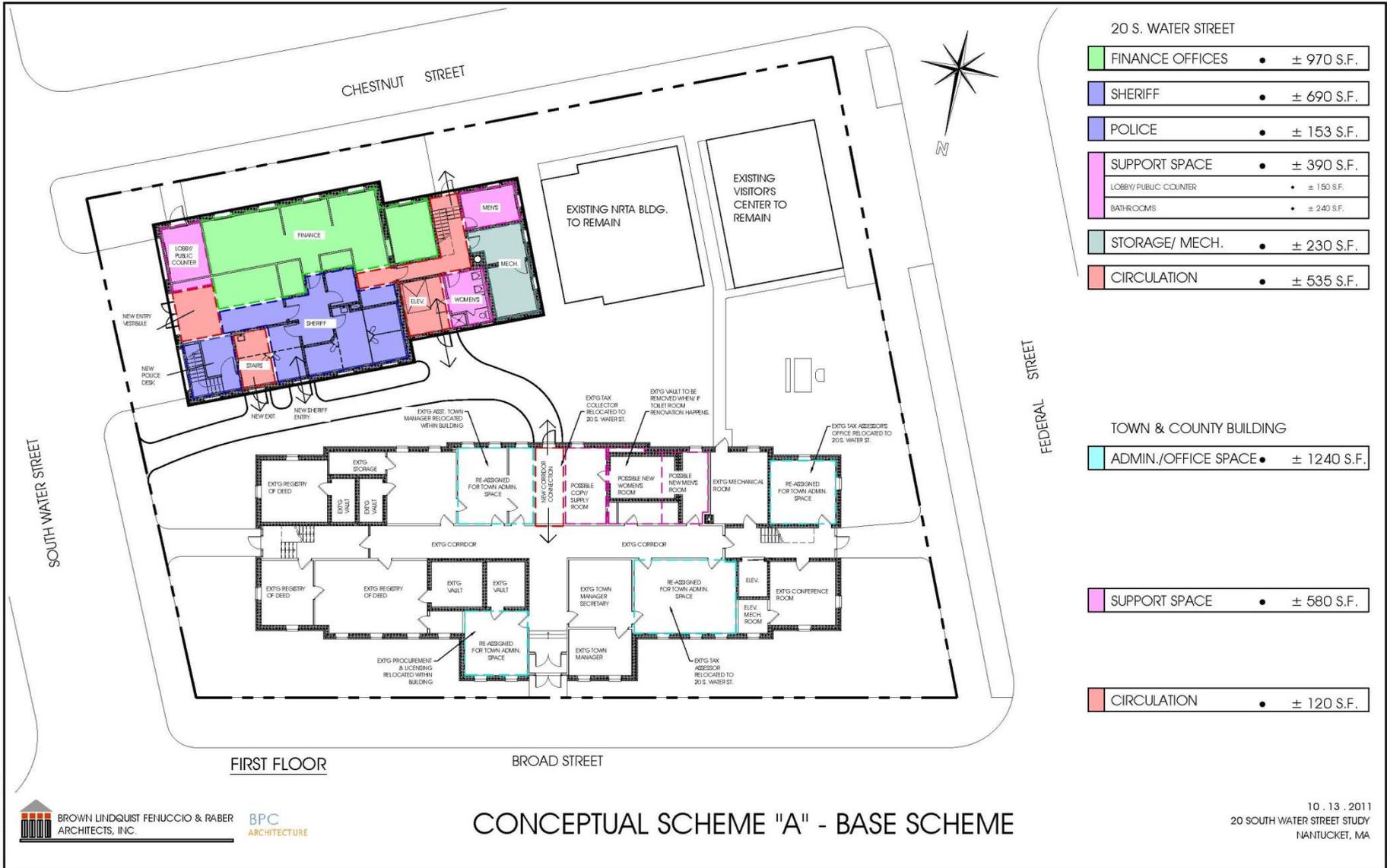




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20 S. WATER STREET

FINANCE OFFICES	• ± 970 S.F.
SHERIFF	• ± 690 S.F.
POLICE	• ± 153 S.F.
SUPPORT SPACE	• ± 390 S.F.
LOBBY/ PUBLIC COUNTER	• ± 150 S.F.
BATHROOMS	• ± 240 S.F.
STORAGE/ MECH.	• ± 230 S.F.
CIRCULATION	• ± 535 S.F.

TOWN & COUNTY BUILDING

ADMIN./OFFICE SPACE	• ± 1240 S.F.
SUPPORT SPACE	• ± 580 S.F.
CIRCULATION	• ± 120 S.F.

SOUTH WATER STREET

FEDERAL STREET

CHESTNUT STREET

FIRST FLOOR

BROAD STREET

EXISTING NRTA BLDG. TO REMAIN

EXISTING VISITORS CENTER TO REMAIN

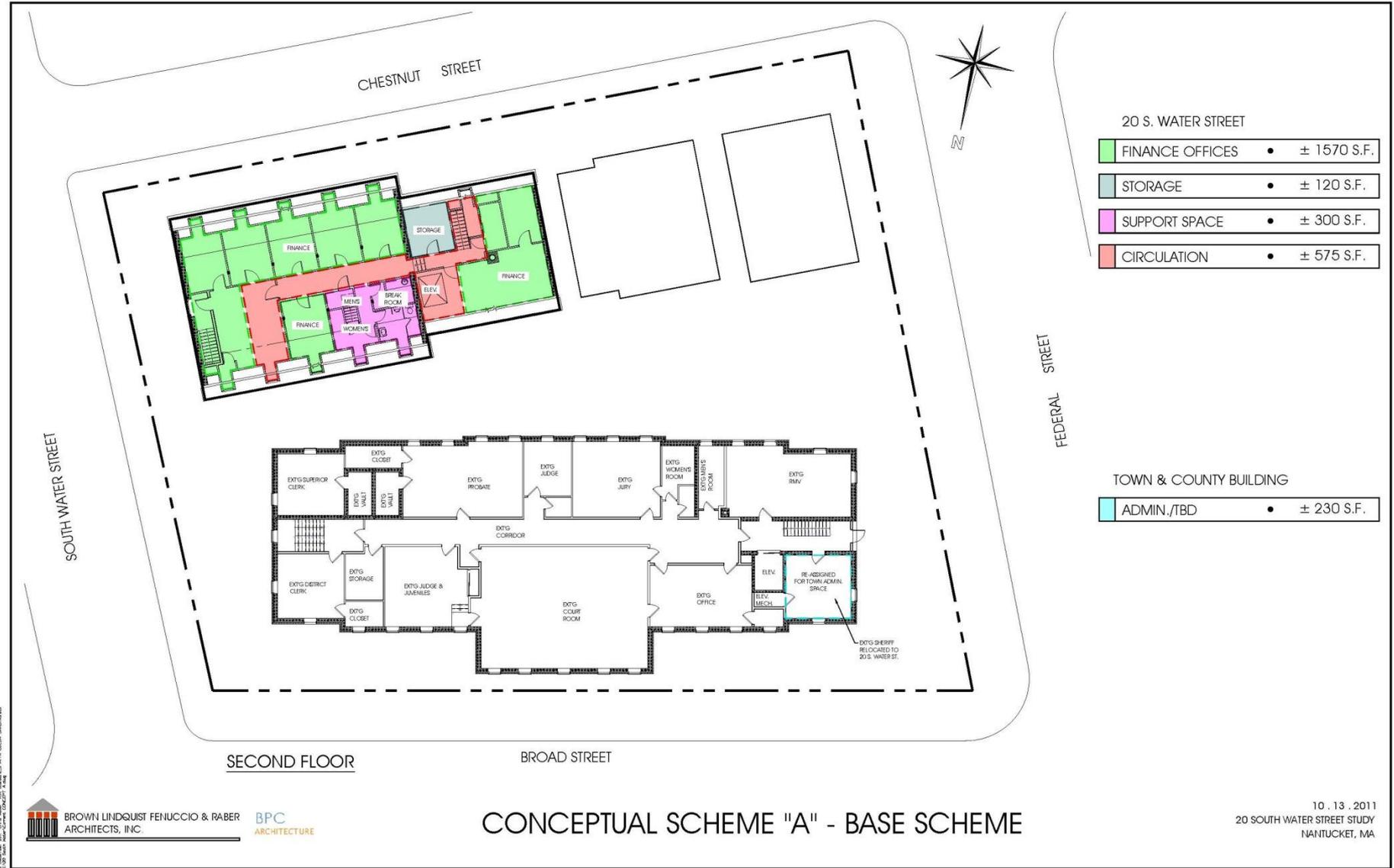
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BPC ARCHITECTURE

CONCEPTUAL SCHEME "A" - BASE SCHEME

10 . 13 . 2011  
20 SOUTH WATER STREET STUDY  
NANTUCKET, MA

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20 S. WATER STREET

FINANCE OFFICES	• ± 1570 S.F.
STORAGE	• ± 120 S.F.
SUPPORT SPACE	• ± 300 S.F.
CIRCULATION	• ± 575 S.F.

TOWN & COUNTY BUILDING

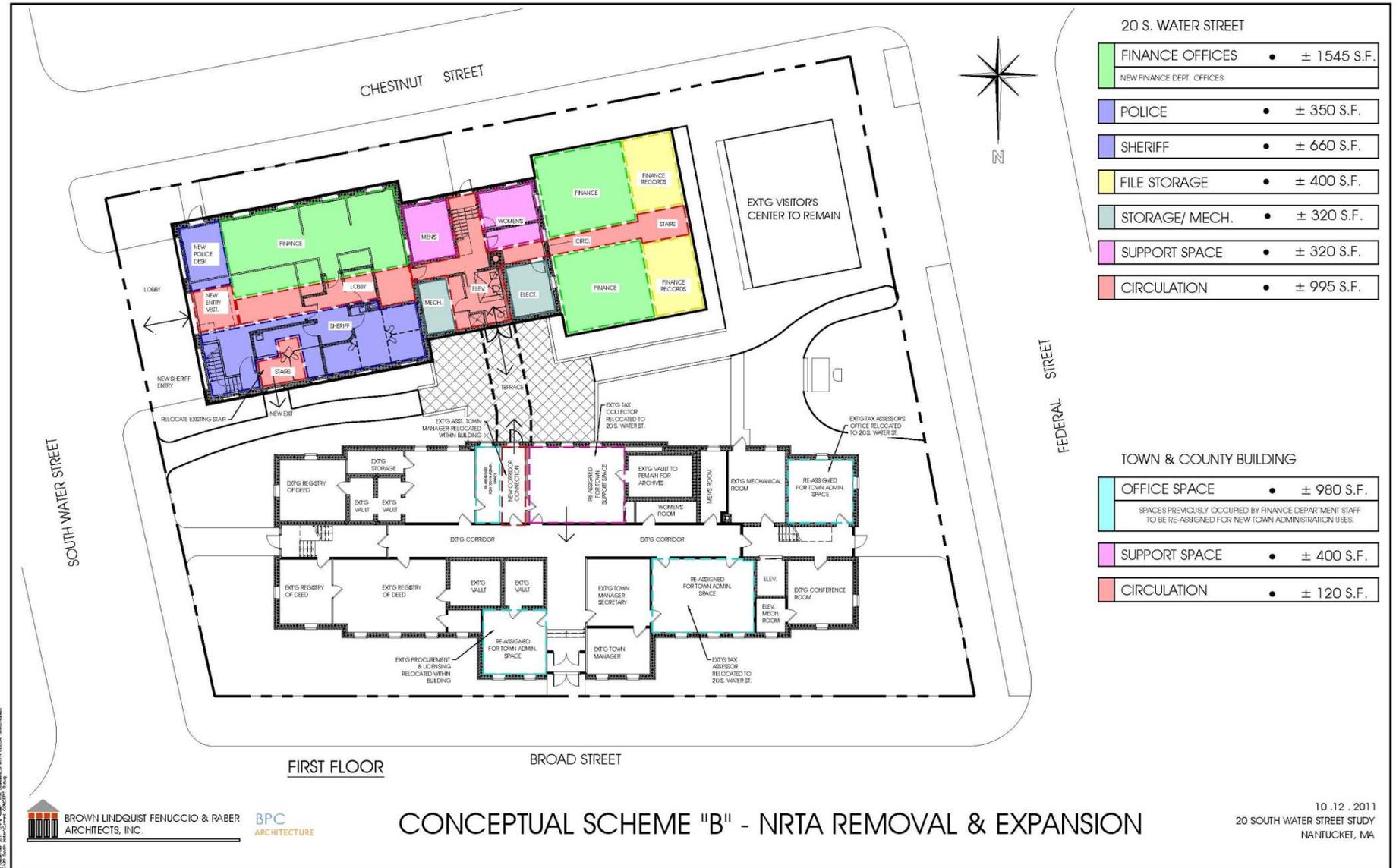
ADMIN./TBD	• ± 230 S.F.
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SECOND FLOOR

BROAD STREET

CONCEPTUAL SCHEME "A" - BASE SCHEME





20 S. WATER STREET

FINANCE OFFICES	•	± 1545 S.F.
NEW FINANCE DEPT. OFFICES		
POLICE	•	± 350 S.F.
SHERIFF	•	± 660 S.F.
FILE STORAGE	•	± 400 S.F.
STORAGE/ MECH.	•	± 320 S.F.
SUPPORT SPACE	•	± 320 S.F.
CIRCULATION	•	± 995 S.F.

TOWN & COUNTY BUILDING

OFFICE SPACE	•	± 980 S.F.
SPACES PREVIOUSLY OCCUPIED BY FINANCE DEPARTMENT STAFF TO BE RE-ASSIGNED FOR NEW TOWN ADMINISTRATION USES.		
SUPPORT SPACE	•	± 400 S.F.
CIRCULATION	•	± 120 S.F.

FIRST FLOOR

BROAD STREET

# CONCEPTUAL SCHEME "B" - NRTA REMOVAL & EXPANSION

**BROWN LINDQUIST FENUCCIO & RABER ARCHITECTS, INC.**

**BPC ARCHITECTURE**

10 .12 . 2011  
20 SOUTH WATER STREET STUDY  
NANTUCKET, MA

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CHESTNUT STREET

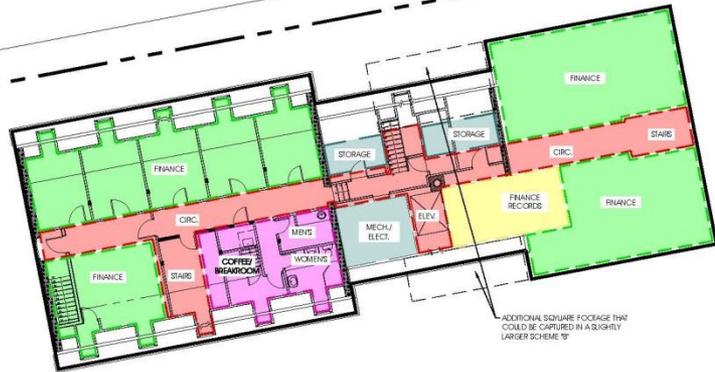


20 S. WATER STREET

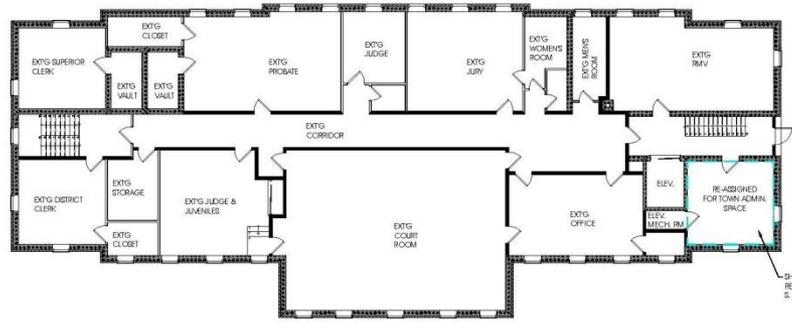
FINANCE OFFICES	• ± 2090 S.F.
CIRCULATION	• ± 870 S.F.
STORAGE/MECH.	• ± 260 S.F.
FILE STORAGE	• ± 220 S.F.
SUPPORT SPACE	• ± 350 S.F.

SOUTH WATER STREET

FEDERAL STREET



ADDITIONAL SQUARE FOOTAGE THAT COULD BE CAPTURED IN A SLIGHTLY LARGER SCHEME "B"



SHERIFF'S OFFICE RELOCATED TO 20 S. WATER ST.

TOWN & COUNTY BUILDING

ADMIN./OFFICE SPACE	• ± 230 S.F.
TBD	• ± 230 S.F.

SECOND FLOOR

BROAD STREET

# CONCEPTUAL SCHEME "B" - NRTA REMOVAL & EXPANSION

**BROWN LINDQUIST FENUCCIO & RABER ARCHITECTS, INC.**

**BPC ARCHITECTURE**

10.12.2011  
20 SOUTH WATER STREET STUDY  
NANTUCKET, MA

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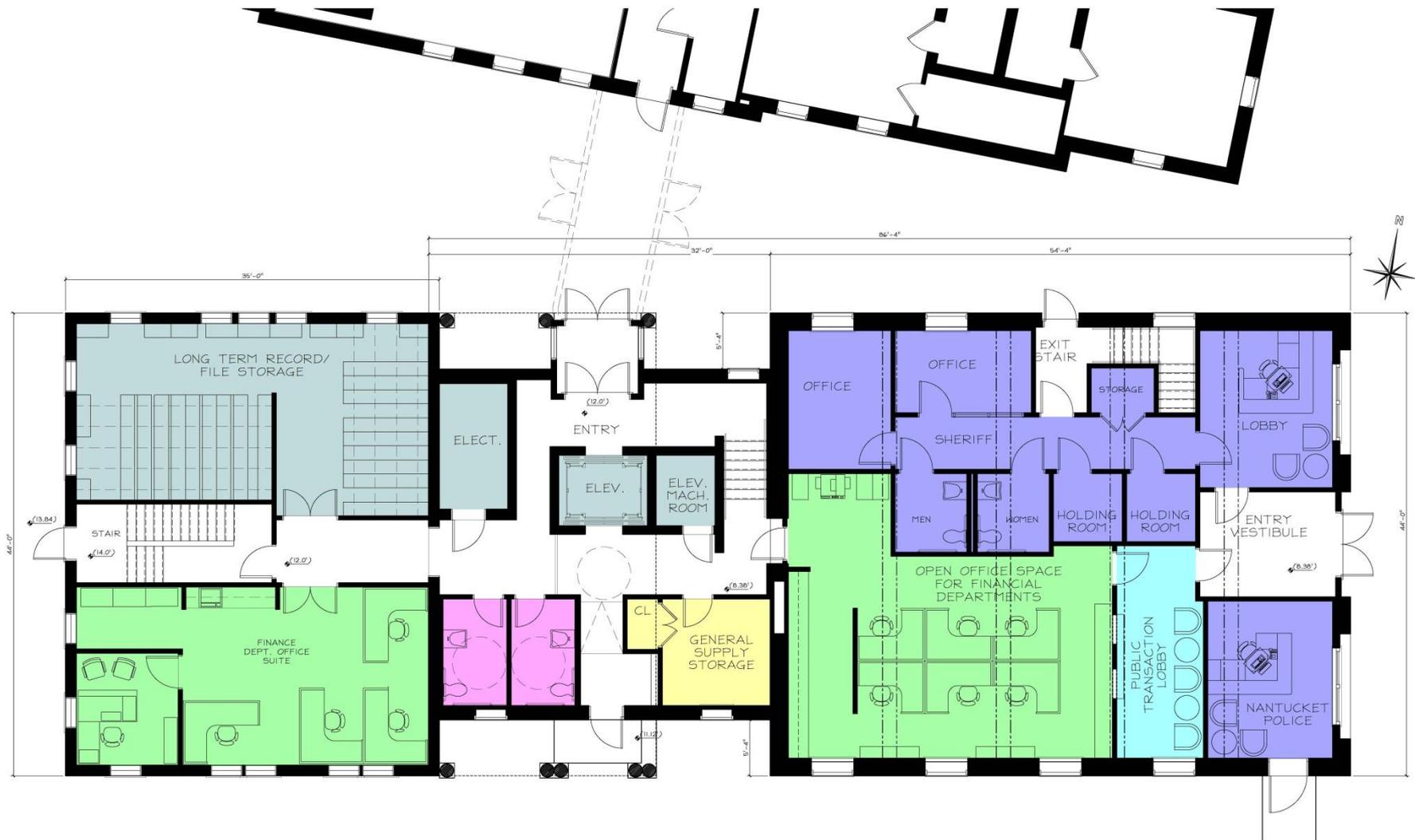












1 OPTION B - FIRST FLOOR PLAN

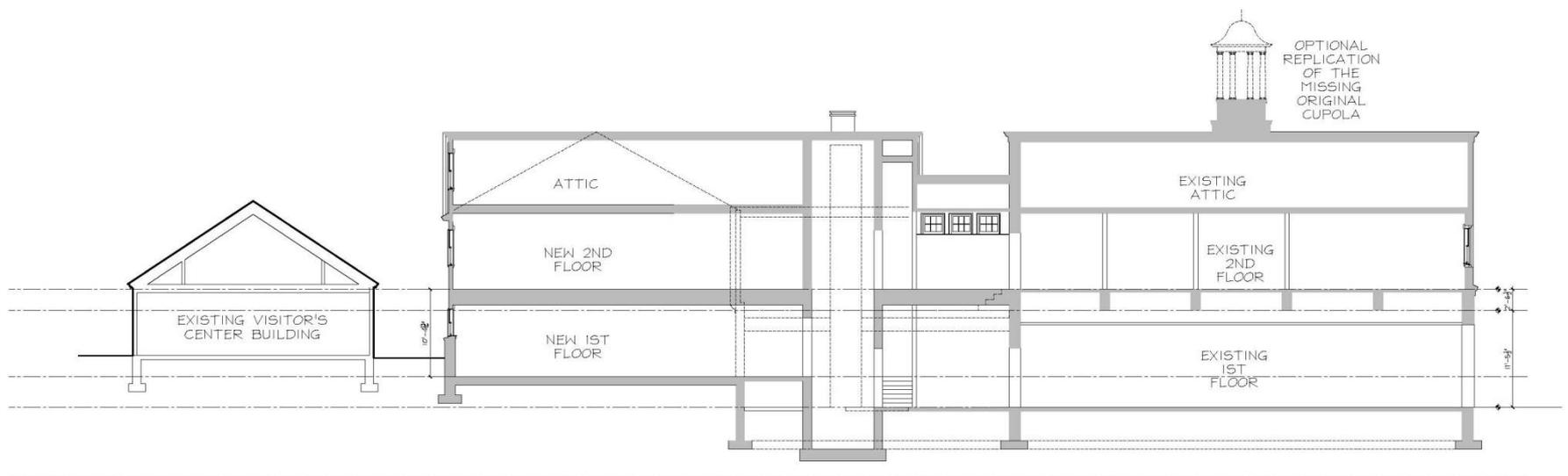
Scale: 1/4" = 1'-0"



1 OPTION B - SECOND FLOOR PLAN

Scale: 1/4" = 1'-0"

1. Conceptual Design Study for the Nantucket Visitor's Center, Nantucket, MA. Prepared for the Nantucket Historical Association. Project Number: 10-11-11-011. Date: 11/11/11. Scale: 3/16" = 1'-0".



1 SCHEME "B" OPTION 2 SECTION

Scale: 3/16" = 1'-0"

 BROWN LINDQUIST FENUCCIO & RABER ARCHITECTS, INC.

 BPC ARCHITECTURE

# CONCEPTUAL DESIGN OPTION "B" - SECTION

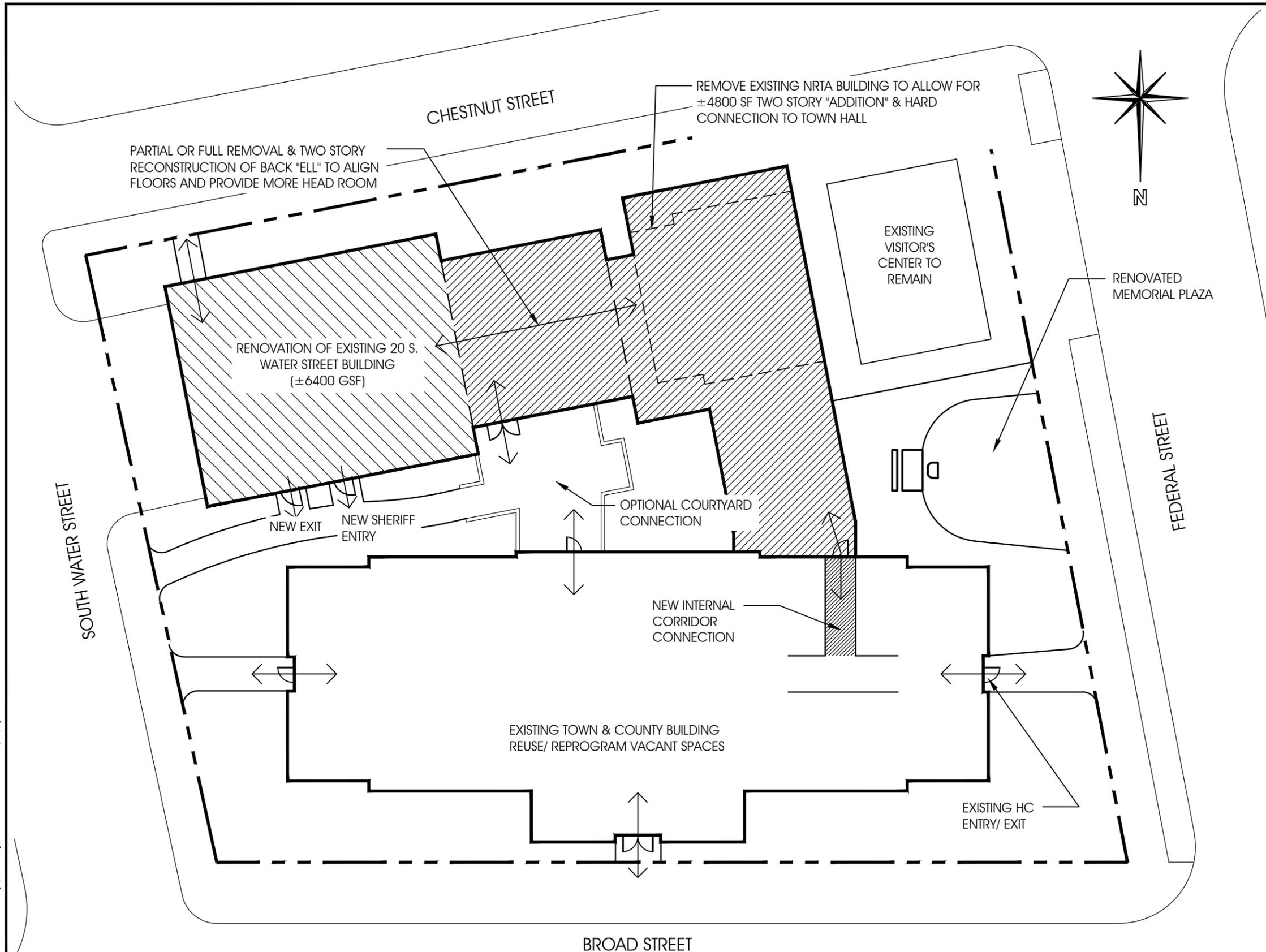
11 . 11 . 2011  
20 SOUTH WATER STREET STUDY  
NANTUCKET, MA



BROWN LINDQUIST FENUCCIO & RABER ARCHITECTS, INC.

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**DESIGN SUMMARY:**

- 11,200 GSF YIELDING 9,725 NET S.F.
- COMPLETE RENOVATION OF FORMER POLICE STATION PER ORIGINAL PROJECT OBJECTIVE & 4800 S.F. EXPANSION.
- TWO STORY FUNCTIONAL CONNECTION TO TOWN & COUNTY BUILDING.
- NRTA BUILDING REMOVED & VISITOR'S CENTER REMAINS AS IS.
- FREES UP 22 FEDERAL FOR OTHER USES OR DISPOSITION.
- PLANNING DEPT. IS NOT RELOCATED TO 20 S. WATER STREET.
- SPACE FRONTING ON S. WATER STREET AVAILABLE FOR NON-MUNICIPAL USES/ RENTAL INCOME.

**PRO:**

- RELOCATES ALL FINANCE DEPARTMENT FUNCTIONS INTO ONE BUILDING.
- FREES UP SIGNIFICANT SPACE IN TOWN & COUNTY BUILDING.
- FUNCTIONAL EFFICIENCY GAINED THROUGH HARD CONNECTION.
- MORE UNIFIED TOWN & COUNTY COMPLEX.
- GAIN LARGE CONF. SPACE FOR ±39 PEOPLE.
- VISITOR'S CENTER REMAIN AS IS.
- UTILITY CROSS CONNECTIONS REMAIN.

**CONS:**

- LOSS OF PEDESTRIAN PATH THROUGH THE SITE.
- SIGNIFICANT SCALE & COST OF DEVELOPMENT.
- CONSTRUCTION OF NEW VAULTS
- REQUIRES A TEMPORARY LOCATION FOR DEPARTMENTS WITHIN EXISTING NRTA BUILDING DURING CONSTRUCTION.
- MINOR INCREASE OF STAFF ON SITE AND MINOR ADDED BURDEN TO LOCAL PARKING DEMAND.

**ORDER OF MAGNITUDE TOTAL PROJECT COST:**

(\$ 6,629,400.00)

**ORDER OF MAGNITUDE CONSTRUCTION COST:**

±\$5,000,000.00

3 June 2011 Chris Raber, AIA, Licensed S. NRTA, COLOR MATCHING, 14 2011/JAN 14 2011 11 X 17 Concept C.dwg

**CONCEPTUAL SCHEME "C" - NRTA REMOVAL W/ NEW TWO STORY CONNECTOR**

CHESTNUT STREET



20 S. WATER STREET

OFFICE SPACE	•	± 0 S.F.
PLANNING (N/A)	•	± 0 S.F.

FINANCE OFFICES	•	± 930 S.F.
TAX COLLECTOR (INCL. VAULT SPACE)	•	± 520 S.F.
TAX ASSESSOR	•	± 410 S.F.

POTENTIAL LEASE SPACE	•	± 1215 S.F.
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PUBLIC CONF. ROOM	•	± 590 S.F.
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SHERIFF	•	± 670 S.F.
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NRTA	•	± 140 S.F.
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MECH. & STORAGE	•	± 160 S.F.
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SUPPORT SPACE	•	± 280 S.F.
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CIRCULATION	•	± 1170 S.F.
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TOWN & COUNTY BUILDING

OFFICE SPACE	•	± 1110 S.F.
TOWN CLERK'S OFFICE	•	± 400 S.F.
LICENSING	•	± 230 S.F.
PROCUREMENT	•	± 230 S.F.
ASST. TOWN MANAGER	•	± 250 S.F.

TAX ASSESSOR	•	± 190 S.F.
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SUPPORT SPACE	•	± 560 S.F.
CONFERENCE ROOM	•	± 230 S.F.
BATHROOMS	•	± 330 S.F.

STORAGE	•	± 80 S.F.
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CIRCULATION	•	± 190 S.F.
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SOUTH WATER STREET

FEDERAL STREET



FIRST FLOOR

BROAD STREET

# CONCEPTUAL SCHEME "C" - NRTA REMOVAL W/ NEW TWO STORY CONNECTOR

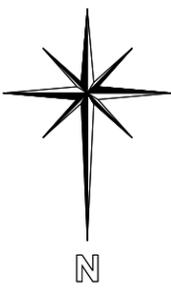
3 June 2011 Chris Raber, AIA, Sherrill S. HNTB, COLR, SA/ARCH/INT, BPC  
4/11/11 Current Project/4/11/11 20 S. Water St., Nantucket, MA 01903

BROWN LINDQUIST FENUCCIO & RABER ARCHITECTS, INC.

BPC ARCHITECTURE

01 . 28 . 2011  
20 SOUTH WATER STREET STUDY  
NANTUCKET, MA

3 June 2011 Chris Raber, AIA, Sherrill S. HNTB, COLORADO ARCHITECTS, INC. Project: Nantucket Courthouse, Nantucket, MA. Drawing: 20 S. WATER ST. - CONCEPT C. DRAWING



20 S. WATER STREET

OFFICE SPACE	•	± 770 S.F.
HUMAN & SOCIAL SERVICES	•	± 340 S.F.
HUMAN RESOURCES	•	± 230 S.F.
OFFICE SPACE	•	± 200 S.F.
FINANCE OFFICES	•	± 1700 S.F.
CONFERENCE RM.	•	± 240 S.F.
STORAGE	•	± 300 S.F.
SUPPORT SPACE	•	± 550 S.F.
CIRCULATION	•	± 2000 S.F.

TOWN & COUNTY BUILDING

SUPPORT SPACE	•	± 230 S.F.
CIRCULATION	•	± 105 S.F.

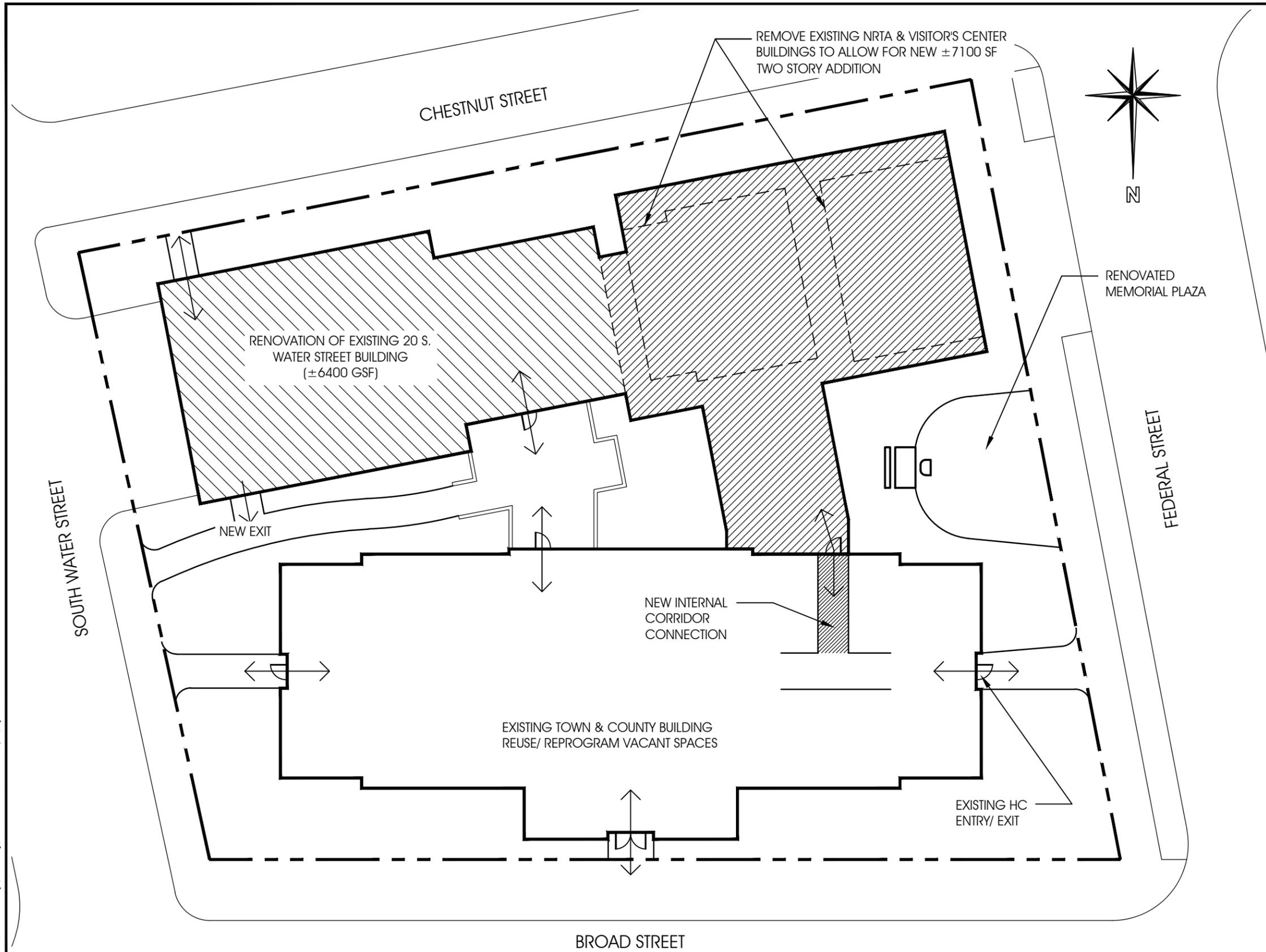
SOUTH WATER STREET      CHESTNUT STREET      FEDERAL STREET      BROAD STREET      SECOND FLOOR

 BROWN LINDQUIST FENUCCIO & RABER ARCHITECTS, INC.

 BPC ARCHITECTURE

# CONCEPTUAL SCHEME "C" - NRTA REMOVAL W/ NEW TWO STORY CONNECTOR

01 . 28 . 2011  
20 SOUTH WATER STREET STUDY  
NANTUCKET, MA



**DESIGN SUMMARY:**

- 13,500 GSF YIELDING 12,550 NET S.F.
- COMPLETE RENOVATION OF FORMER POLICE STATION PER ORIGINAL PROJECT OBJECTIVE+ NEW 7100 S.F. ADDITION.
- THE LARGEST OF THE CONCEPTS - THE INTENTION HERE WOULD BE TO RELOCATE/ CONSOLIDATE ALL TOWN DEPARTMENTS IN ONE LOCATION.
- FREES UP 22 FEDERAL, 37 WASHINGTON & 2 FAIRGROUNDS FOR OTHER USES OR DISPOSITION.
- ENCLOSED CONNECTION TO TOWN HALL
- OPTIONAL COURTYARD CONNECTION
- NEW NRTA & VISITOR'S CENTER SPACES TO BE INCORPORATED INTO NEW LARGER BUILDING / PROJECT

- PROS:**
- RELOCATES ALL FINANCE DEPARTMENT FUNCTIONS INTO ONE BUILDING.
  - FREES UP SIGNIFICANT SPACE IN TOWN & COUNTY BUILDING.
  - FUNCTIONAL EFFICIENCY GAINED THROUGH HARD CONNECTION.
  - MORE UNIFIED TOWN & COUNTY COMPLEX.
  - UTILITY CROSS CONNECTIONS REMAIN.

- CONS:**
- MOST COSTLY & SUBSTANTIAL DEVELOPMENT.
  - LOSS OF PEDESTRIAN PATH THROUGH THE SITE.
  - CONSTRUCTION OF NEW VAULTS
  - REQUIRES A TEMPORARY LOCATION FOR ALL DISPLACED DEPARTMENTS DURING CONSTRUCTION
  - INCREASES STAFF ON SITE AND NEED FOR DEDICATED PARKING DOWNTOWN.
  - INCREASES PARKING DEMAND FOR TOWNS PEOPLE CONDUCTING BUSINESS AT THIS CONSOLIDATED LOCATION.
  - NO SPACE AVAILABLE FOR NON-MUNICIPAL USES @ 20 S. WATER STREET.

**ORDER OF MAGNITUDE TOTAL PROJECT COST:**

(\$ 8,136,900.00)

**ORDER OF MAGNITUDE CONSTRUCTION COST:**

± \$ 6,150,000.00

3 June 2011 Chris Raber, AIA, Alexander S. HNTB, CGOR, SAU/DMC/SLB, HNTB/Current, Project/Architect/02/05, Water St., Nantucket/Drawing/Current, Dwg.-V1 14 2011/JAN 14 2011 11 X 17 Concept Dwg



20 S. WATER STREET

OFFICE SPACE	•	± 2210 S.F.
PLANNING DEPARTMENT	•	± 1010 S.F.
BUILDING DEPARTMENT	•	± 1200 S.F.
FINANCE OFFICES	•	± 490 S.F.
TAX ASSESSOR	•	± 490 S.F.
VISITOR'S CENTER	•	± 1070 S.F.
VISITOR'S CENTER	•	± 710 S.F.
PUBLIC RESTROOMS	•	± 360 S.F.
SHERIFF	•	± 640 S.F.
NRTA	•	± 210 S.F.
MECH./STORAGE	•	± 310 S.F.
SUPPORT SPACE	•	± 475 S.F.
CIRCULATION	•	± 1120 S.F.

TOWN & COUNTY BUILDING

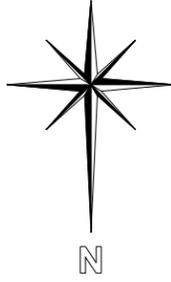
OFFICE SPACE	•	± 820 S.F.
TOWN CLERK'S OFFICE	•	± 400 S.F.
ASST. TOWN MANAGER	•	± 210 S.F.
PROCUREMENT	•	± 210 S.F.
EXT'G TAX ASSESSOR'S OFFICE	•	± 230 S.F.
CIRCULATION	•	± 210 S.F.
STORAGE	•	± 70 S.F.

FIRST FLOOR

# CONCEPTUAL SCHEME "D" - "THE FULL CONSOLIDATION SCHEME"

3 June 2011 Chris Raber, AIA, Steven S. HNTV, COLR, SAO/PMC, SA/PA, Project Architect/2010 S. Water St., Nantucket, Massachusetts, Concept Drawing

3 June 2011 Chris Raber, AIA, Sherrill S. Hilly, CGO, SA/ARCH, LEED AP, BPC ARCHITECTURE  
 4/1/11 Current Project/4/1/11/2011/05 - Water St. Nantucket/Drawing/Current Drawg./14 2011/JAN 14 2011 11 X 17 Concept Dwg



20 S. WATER STREET	
OFFICE SPACE	• ± 1620 S.F.
HDC	• ± 660 S.F.
HEALTH DEPARTMENT	• ± 610 S.F.
HUMAN & SOCIAL SERVICES	• ± 260 S.F.
HUMAN RESOURCES	• ± 220 S.F.
CON. COMM.	• ± 180 S.F.
FINANCE OFFICES	• ± 1570 S.F.
COMMON FILE RM.	• ± 610 S.F.
STORAGE	• ± 100 S.F.
CONFERENCE RM.	• ± 480 S.F.
SUPPORT SPACE	• ± 390 S.F.
CIRCULATION	• ± 1120 S.F.

TOWN & COUNTY BUILDING	
OFFICE SPACE	• ± 230 S.F.
CIRCULATION	• ± 100 S.F.

SECOND FLOOR

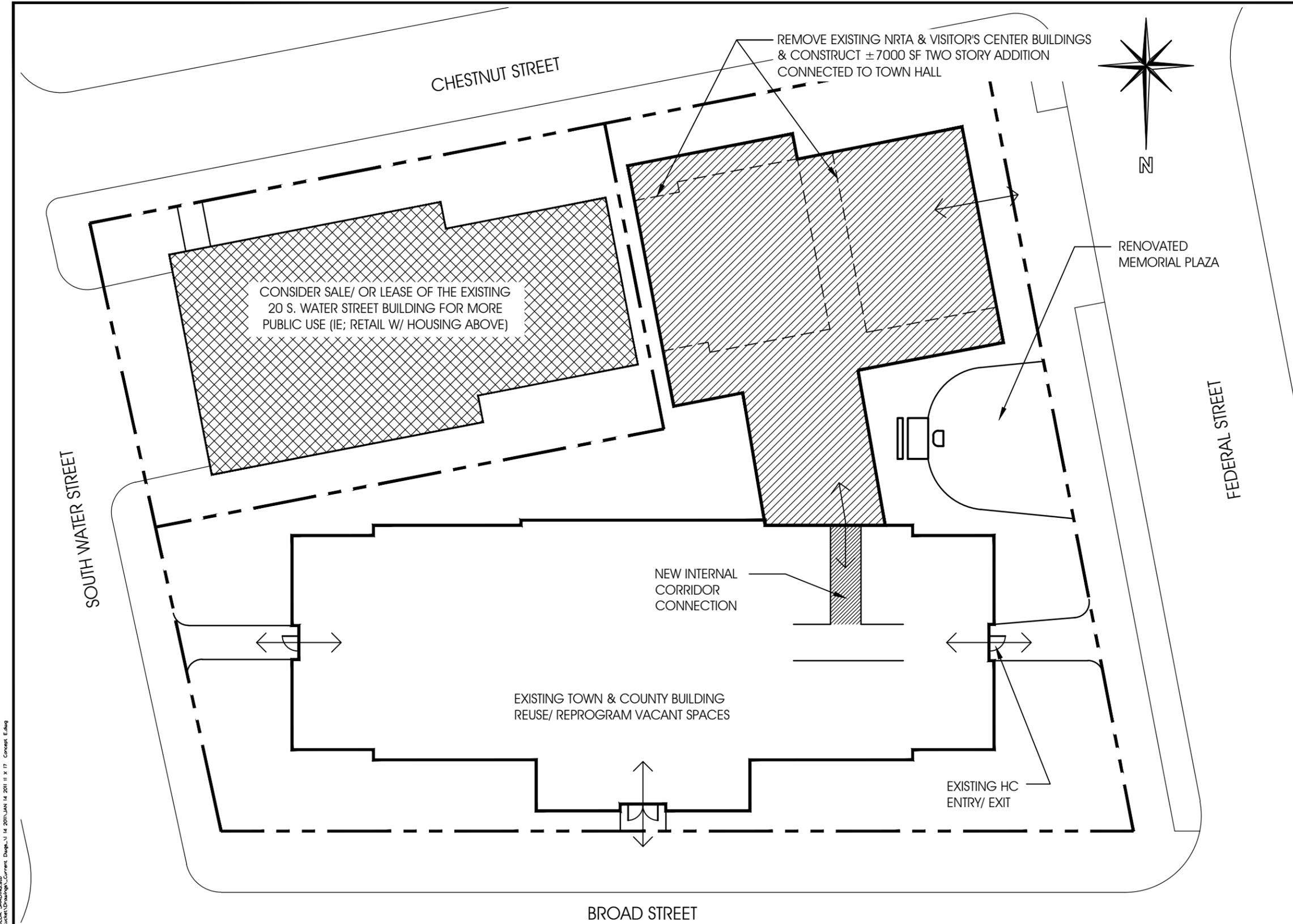
BROAD STREET

# CONCEPTUAL SCHEME "D" - "THE FULL CONSOLIDATION SCHEME"

 BROWN LINDQUIST FENUCCIO & RABER ARCHITECTS, INC.

 BPC ARCHITECTURE

01 . 28 . 2011  
 20 SOUTH WATER STREET STUDY  
 NANTUCKET, MA



**DESIGN SUMMARY:**

- 7,000 GSF ADDITION TO TOWN & COUNTY BUILDING YIELDING 6,480 NET S.F.
- FOREGOES RENOVATION OF FORMER POLICE STATION PER ORIGINAL PROJECT OBJECTIVE.
- REPLACES NRTA & VISITOR'S CENTER BY ADDING AN ADDITION DIRECTLY TO THE TOWN & COUNTY BUILDING.
- FREES UP 22 FEDERAL & 20 S. WATER ST. FOR OTHER USES OR DISPOSITION.
- PROVIDES ENCLOSED CONNECTION TO TOWN & COUNTY BUILDING.
- NEW VISITOR'S CENTER SPACES ARE SHOWN TO BE INCORPORATED INTO THE NEW ADDITION.
- PLANNING DEPT. IS NOT RELOCATED TO 20 S. WATER STREET.
- TAX COLLECTOR REMAINS AT TOWN & COUNTY BUILDING.

**PROS:**

- DISPOSITION OR LEASE OF 20 S. WATER ST. MAY PROVIDE AN IMMEDIATE OR LONG TERM REVENUE STREAM FOR THE TOWN.
- RELOCATES ALL FINANCE DEPARTMENT FUNCTIONS INTO ONE BUILDING.
- MORE UNIFIED TOWN & COUNTY COMPLEX.
- DOES NOT REQUIRE A NEW ELEVATOR.
- GIVES THE TOWN A CHANCE TO SOLVE ADA/ ACCESSIBILITY ISSUES IN TOWN & COUNTY BUILDING.

**CONS:**

- DISPOSITION OF 20 S. WATER ST. MAY LIMIT TOWN USE OF SITE IN THE FUTURE.
- LOSS OF PEDESTRIAN PATH THROUGH THE SITE.
- REQUIRES A TEMPORARY LOCATION FOR ALL DISPLACED DEPARTMENTS DURING CONSTRUCTION.
- UTILITY CROSS CONNECTIONS ON SITE WOULD HAVE TO BE RECONFIGURED TO SOME EXTENT.
- SHERIFF'S DEPT. WOULD NEED TO BE ACCOMMODATED WITHIN NEW ADDITION OR REMAIN WITHIN LEASED 20 S. WATER STREET.
- NO PLANNING, BUILDING, HEALTH, HDC OR CON. COMM. RELOCATED TO THIS LOCATION.

**ORDER OF MAGNITUDE TOTAL PROJECT COST:**

(\$ 5,264,400.00)

**ORDER OF MAGNITUDE CONSTRUCTION COST:**

± \$ 3,800,000.00

3 June 2011 Chris Raber, AIA, Schematic 5, HVTY, COLOR, 44401010.ctb  
H:\A\Current\Projects\2010\2010-05-14\2010\Nantucket\Drawing\Concept\_E.dwg 14 2011 JUN 14 10:11:11 X 17 Concept E.dwg

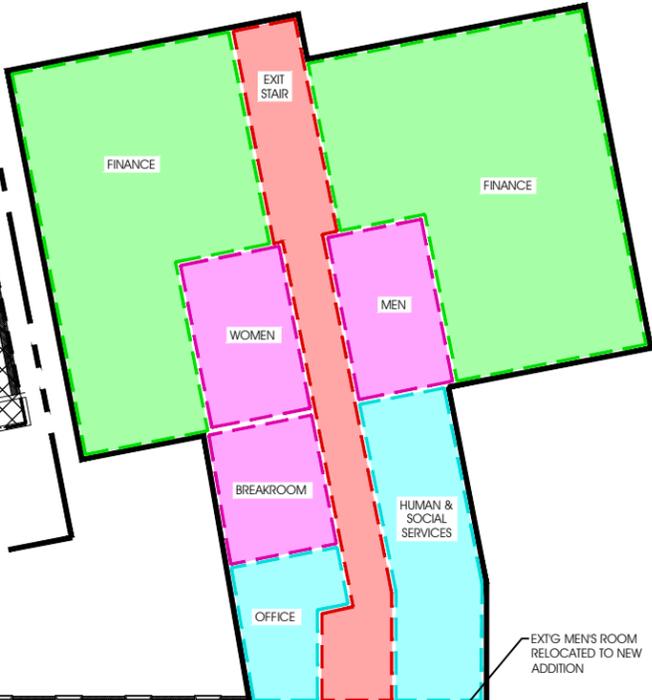


CHESTNUT STREET



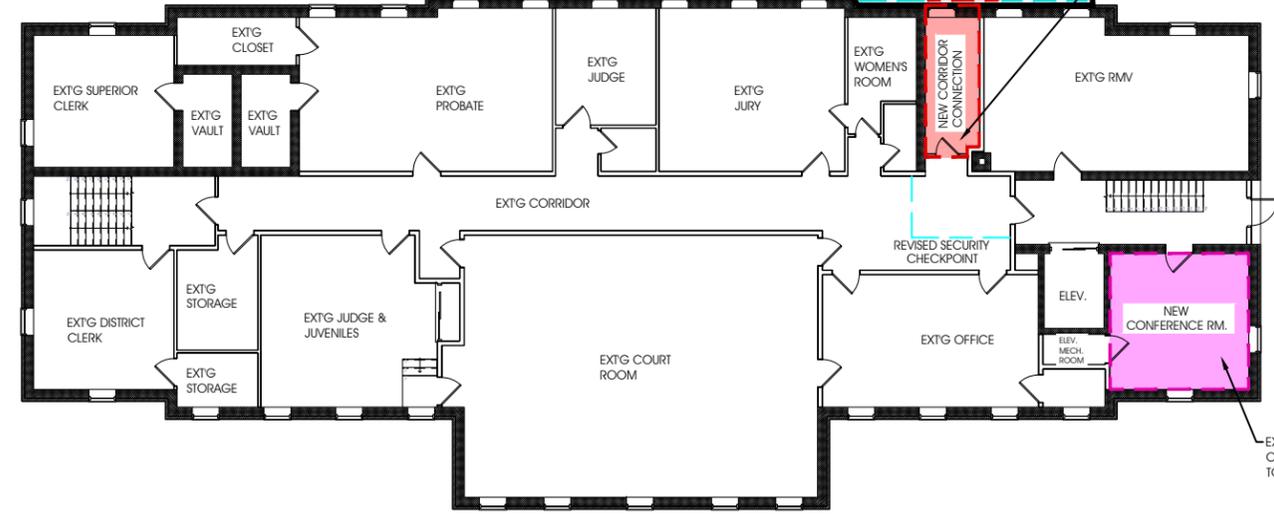
NEW ADDITION

OFFICE SPACE	• ± 480 S.F.
HUMAN & SOCIAL SERVICES	• ± 330 S.F.
OFFICE	• ± 150 S.F.
FINANCE OFFICES	• ± 1840 S.F.
SUPPORT SPACE	• ± 570 S.F.
BREAK ROOM	• ± 170 S.F.
CIRCULATION	• ± 430 S.F.



SOUTH WATER STREET

FEDERAL STREET



TOWN & COUNTY BUILDING

SUPPORT SPACE	• ± 230 S.F.
CIRCULATION	• ± 100 S.F.

SECOND FLOOR

BROAD STREET

CONCEPTUAL SCHEME "E" - "OUT OF THE BOX SCHEME"

3 June 2011 Chris Raber, AIA, Schematic 5, HVTY, COLOR, 04/09/2011, 11:17 AM, Concept E, Aug 11, 2011, Project: 20 South Water Street Study, Nantucket, MA



01 . 28 . 2011  
20 SOUTH WATER STREET STUDY  
NANTUCKET, MA