



2015 APRIL

MAY

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JULY

AUGUST

SEPTEMBER

OCTOBER

NOVEMBER

DECEMBER

2016

JANUARY

FEBRUARY

MARCH

APRIL

## TOWN BUILDING STUDY

**AUGUST 2015**

**OCT 2015**

**JAN 2016**

**MARCH 2016**

**SITE ASSESSMENT**

**PROGRAM DEVELOPMENT**

**SCHEMATIC PLANS**

**PROGRAMMING**

**ADJACENCY DIAGRAMS**

**SITE CONCEPT**

**REFINEMENT**

**USER SURVEYS**

**CONCEPT PLANS**

**BUDGET PROJECTIONS**

**FACILITIES  
CONDITION  
ASSESSMENT**



# ADMINISTRATIVE FUNCTIONS DISPERSED

## ALL BUILDINGS NEED INVESTMENT

### NOT ALL INVESTMENT WILL MAKE A POSITIVE RETURN

#### 37 WASHINGTON -

0 - 10 YEARS: \$410,000      0 - 20 YEARS: \$460,000

#### 2 BATHING BEACH ROAD -

0 - 10 YEARS: \$100,000      0 - 20 YEARS: \$160,000

#### PLUS BUILDING -

0 - 10 YEARS: \$1,000,000      0 - 20 YEARS: \$1,700,000

#### TOWN BUILDING -

0 - 10 YEARS: \$1,900,000      0 - 20 YEARS: \$5,600,000

**TOTALS: 0 - 10 YEARS: \$3,410,000      0 - 20 YEARS: \$7,900,000**

FACILITIES  
CONDITION  
ASSESSMENT



2015 APRIL

MAY

JUNE

JULY

AUGUST

SEPTEMBER

OCTOBER

NOVEMBER

DECEMBER

2016

JANUARY

FEBRUARY

MARCH

APRIL

**FACILITIES  
CONDITION  
ASSESSMENT**



**FACILITIES-RELATED IMPEDIMENTS TO  
EFFECTIVE TOWN ADMINISTRATION**



**LOCATION:**

**FIVE BUILDINGS**

**1/2 MILE TO 37 WASHINGTON ST.**

**1.6 MILES TO PLUS**

**4 MILES TO DPW**

**SERVICE:**

**CUSTOMER CONVENIENCE**

**PUBLIC PERCEPTION**

**CIVIC REPUTATION**

**ECONOMICS:**

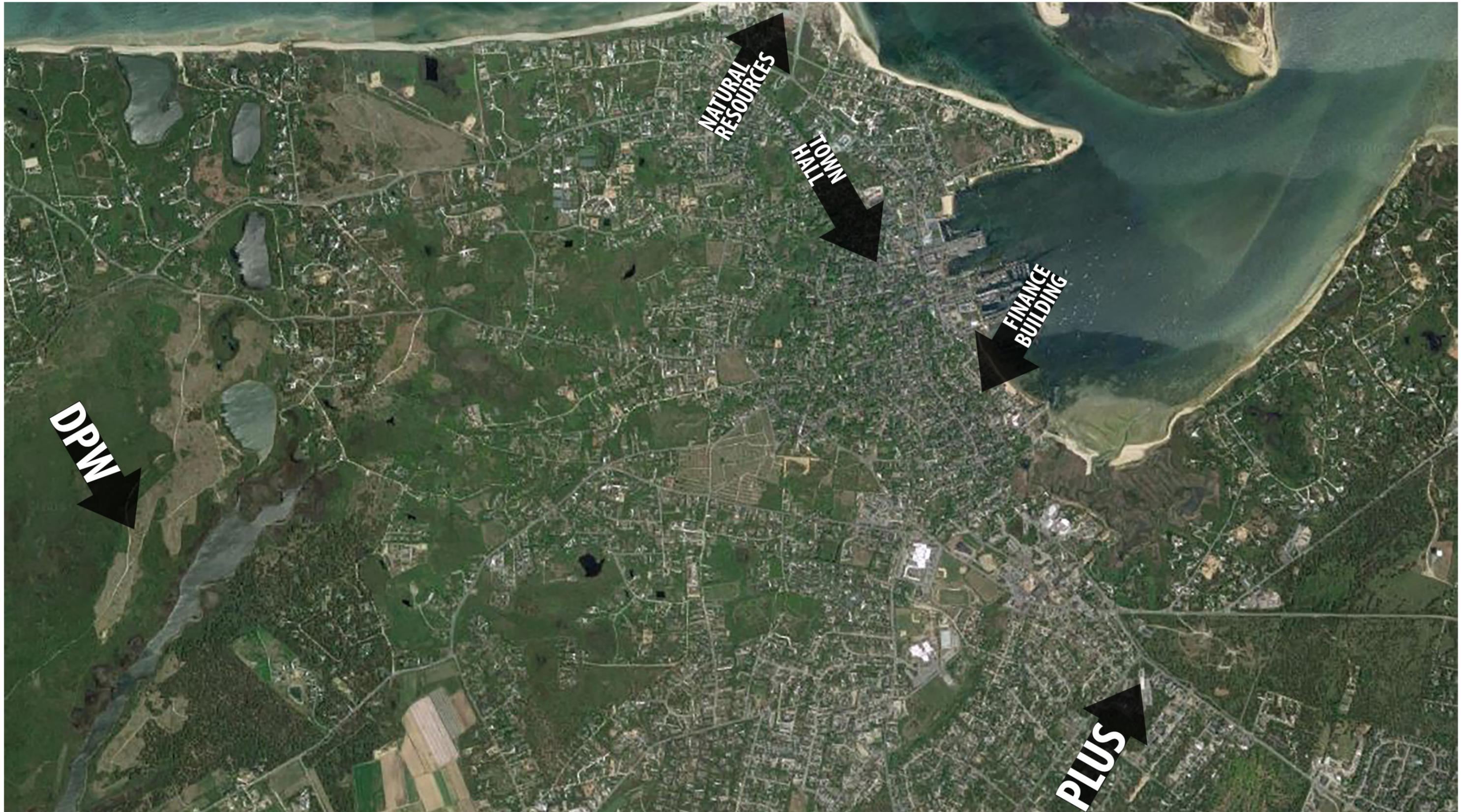
**MAINTENANCE COSTS**

**OPERATING COSTS**

**NO ROOM FOR GROWTH**

**SPACE NEEDS**





2015

APRIL

MAY

JUNE

JULY

**AUGUST**

SEPTEMBER

OCTOBER

NOVEMBER

DECEMBER

2016

JANUARY

FEBRUARY

MARCH

APRIL

# CURRENT BUILDING USAGE

## CURRENT ARRANGEMENT ~ 15,050 NSF OF TOWN SPACE

**TOWN ADMINISTRATION: 16 BROAD STREET**

~ 5,000 NSF OF TOWN ADMINISTRATIVE SPACE

**PLUS: 2 FAIRGROUNDS ROAD**

~ 4,500 NSF OF ADMINISTRATIVE SPACE

**DPW ADMINISTRATION: 188 MADAKET ROAD**

~ 600 NSF OF ADMINISTRATIVE SPACE

**NATURAL RESOURCES: 2 BATHING BEACH ROAD**

~ 700 NSF OF ADMINISTRATIVE SPACE

**FINANCE DEPARTMENT: 37 WASHINGTON STREET**

~ 4,250 NSF OF ADMINISTRATIVE SPACE



<b>LLB</b>	<b>Town Office Building</b> <i>Nantucket, MA</i>	
	Department: Finance	Room FD-1
<b>PROGRAM DATA SHEET</b>	ROOM / SPACE:	Finance Director's Office
<b>DESIGN DEVELOPMENT</b>		
Quantity / Floor Area / Configuration:	1 @ 250 square feet	
Function / Activities:	Administrative, small meetings	
Floor Location:	Second Floor	
Adjacency Relationships:		
Ceiling Height:	10' - 0"	
Finishes: Floor:	Wood	
Base:	Wood	
Walls:	GWB - Painted, Exterior wall wood wainscot with storage	
Ceiling:	GWB painted	
Doors / Frames:	Wood, six panel, metal frame	
Hardware:	Privacy lockset, dead bolt	
Lighting:	Ceiling mount recessed LED, task lighting on desk	
Equipment / Furnishings:	(1) - 30" x 72" executive desk with return (1) - Executive Chair (1) - Computer (1) - Printer stand (1) - Trash Can (1) - Recycling Can (2) - 2 Drawer VF Cabinet (1) - 60" conference table (4) - side chairs	
Millwork	Exterior walls with wood bookcases & shelving	
HVAC Requirements	Ducted overhead heating, ventilation & A/C Operable windows with screens and horiz. Blinds	
Technology Requirements	Connect to server (1) - Telephone / intercom Video Conferencing Computer, printer Sound attenuation between this room and others is crucial	
Special Features / Remarks	crucial	
Signed:	Date:	

<b>LLB</b>	<b>PROGRAM DATA SHEET</b>	
	Department: Finance	Room FD-1
<b>DESIGN DEVELOPMENT</b>		ROOM / SPACE: Finance Director's Office
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2015

APRIL

MAY

JUNE

JULY

AUGUST

SEPTEMBER

OCTOBER

NOVEMBER

DECEMBER

2016

JANUARY

FEBRUARY

MARCH

APRIL

Typeform

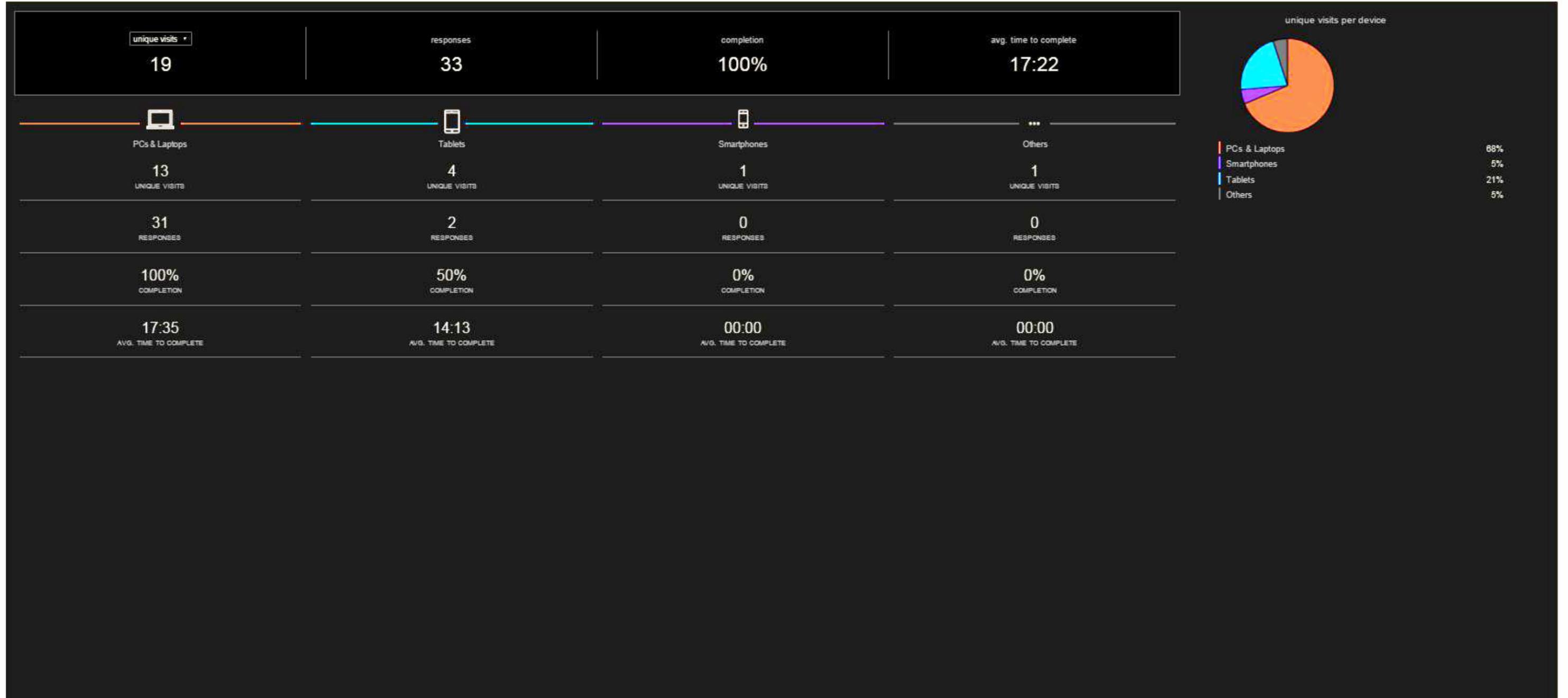
Upgrade

Help ?



Build Design Configure Distribute Analyze

View my typeform

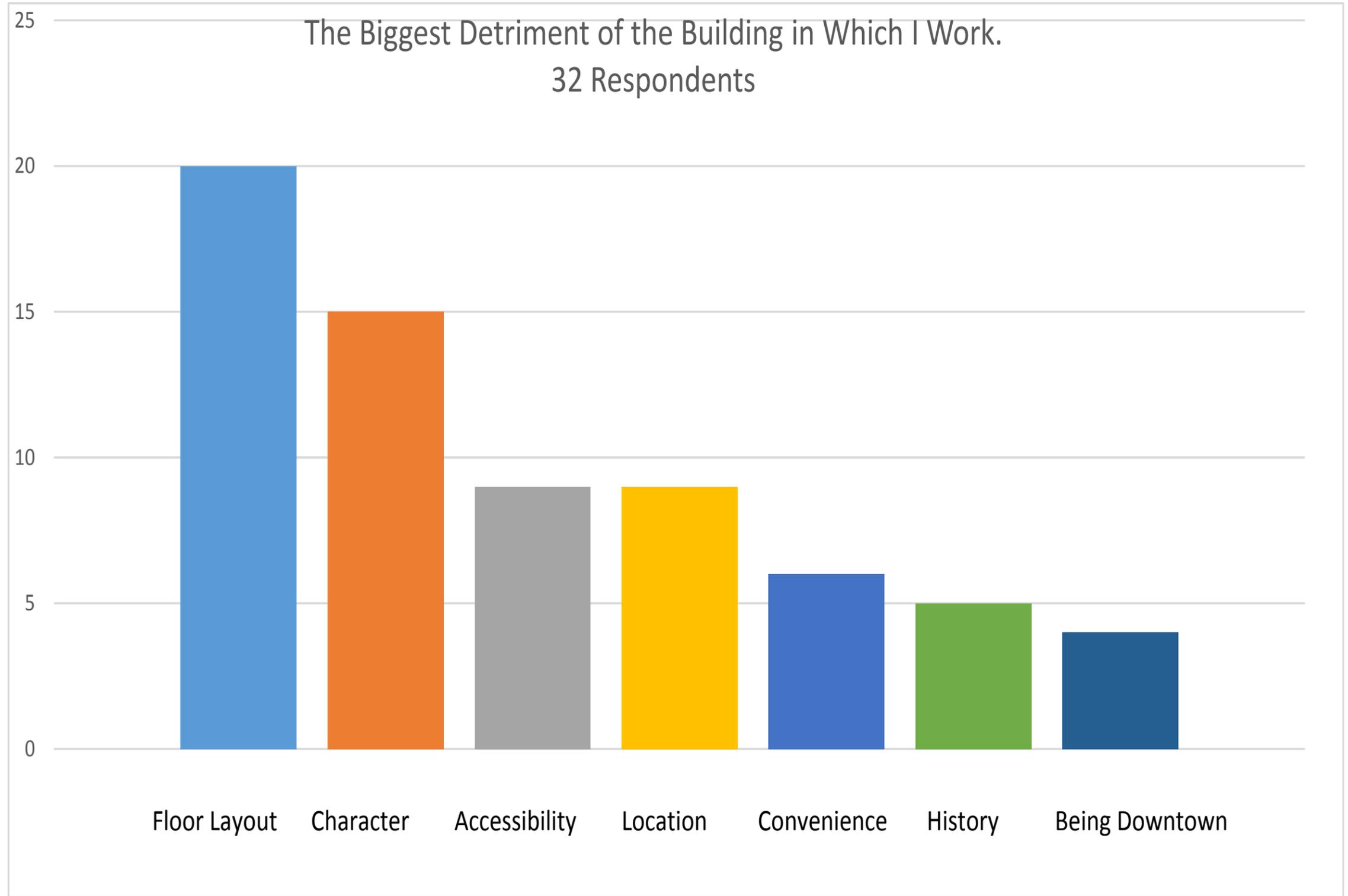


STAFF SURVEY

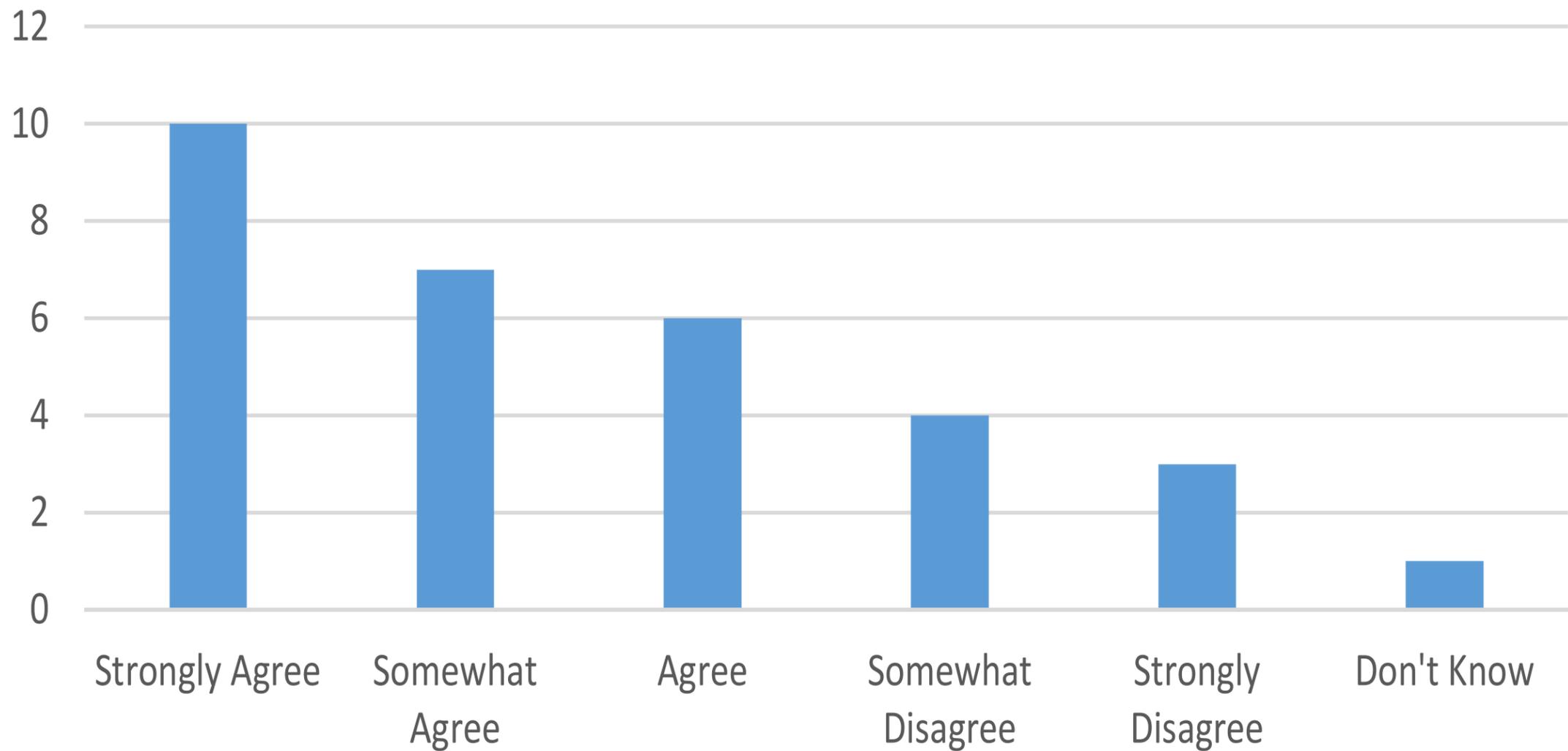
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NANTUCKET TOWN HALL  
CONCEPT STUDY



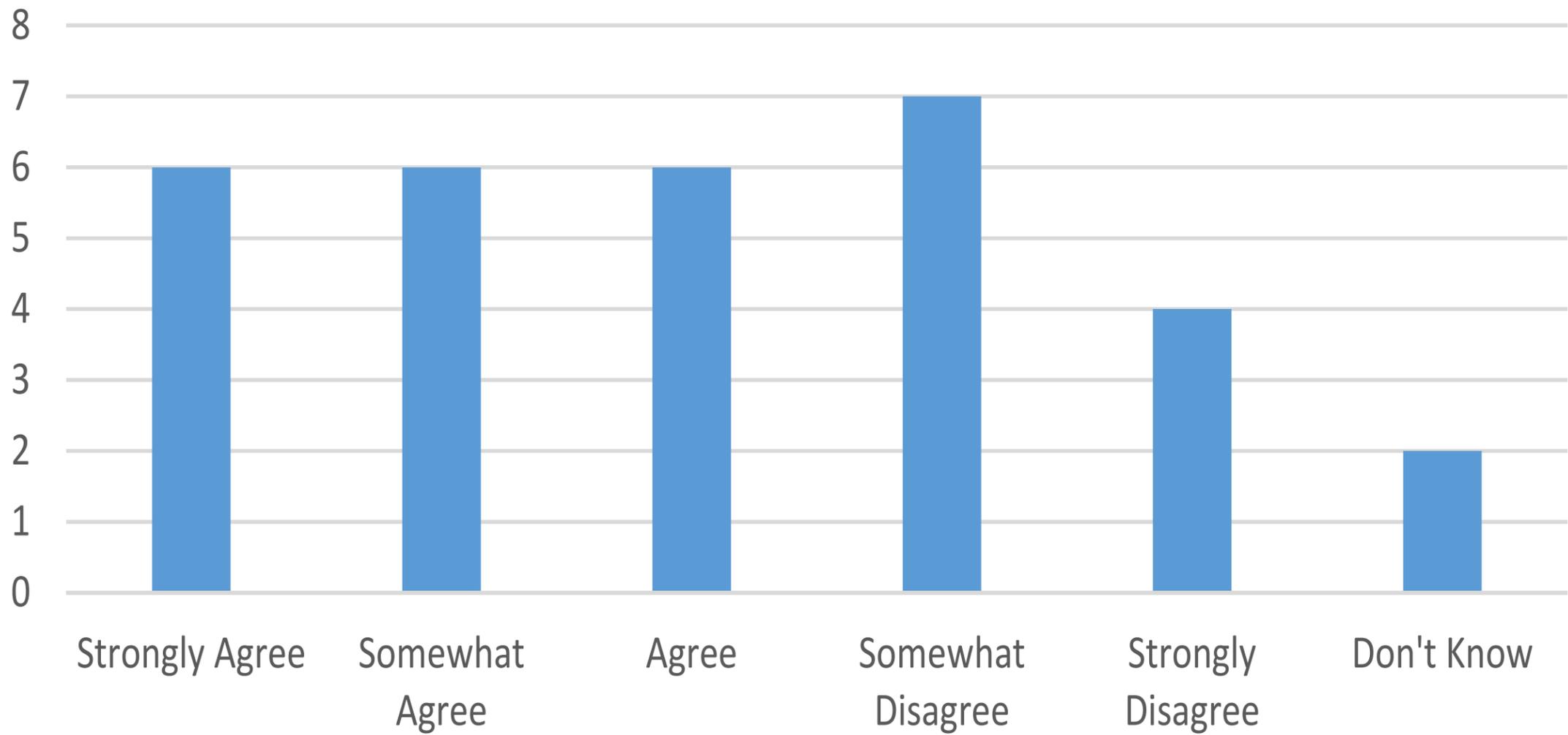


# The Town Building is Symbolic to Residents - 31 responses

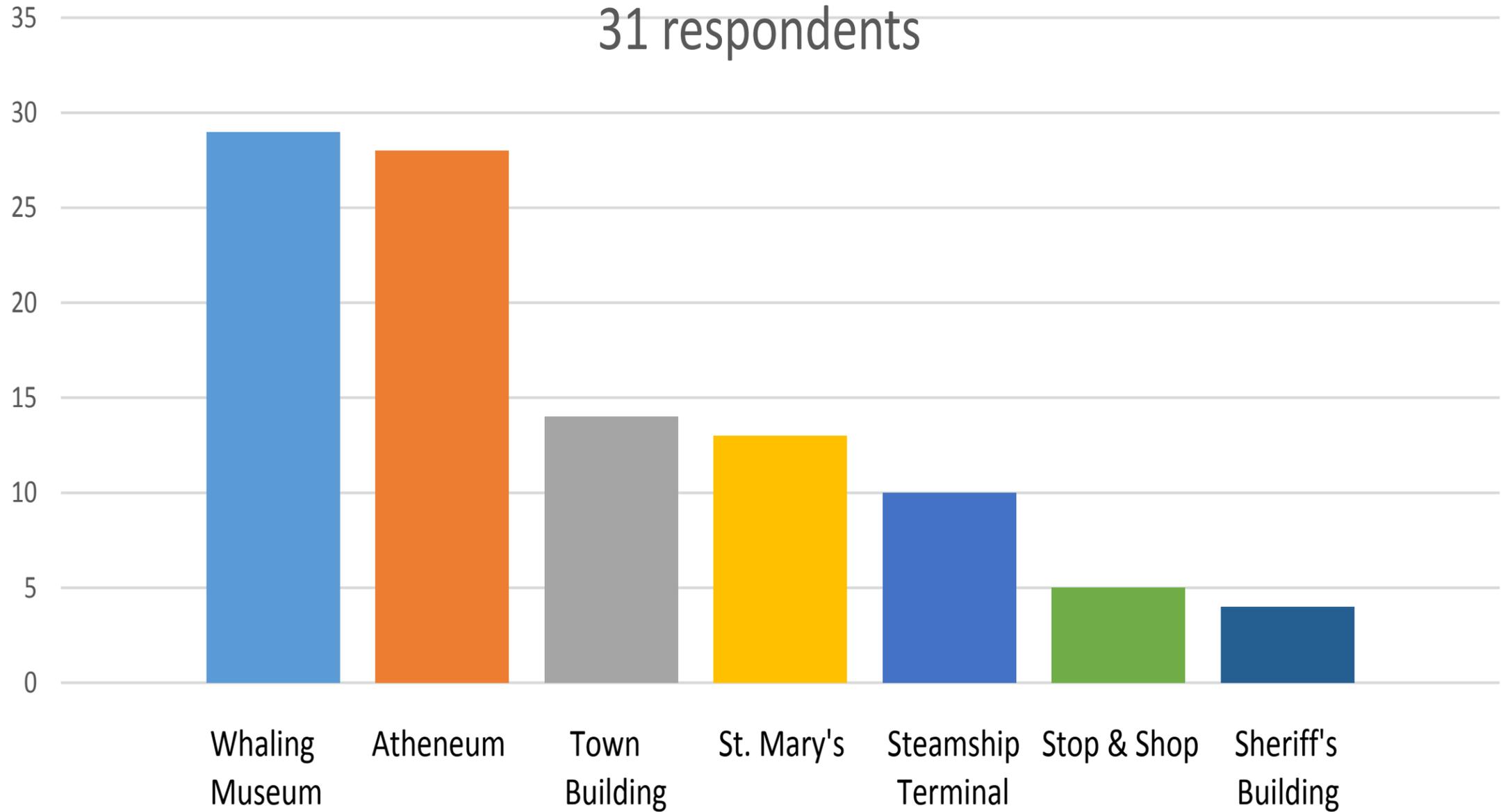


# The Town Building is Symbolic to Visitors

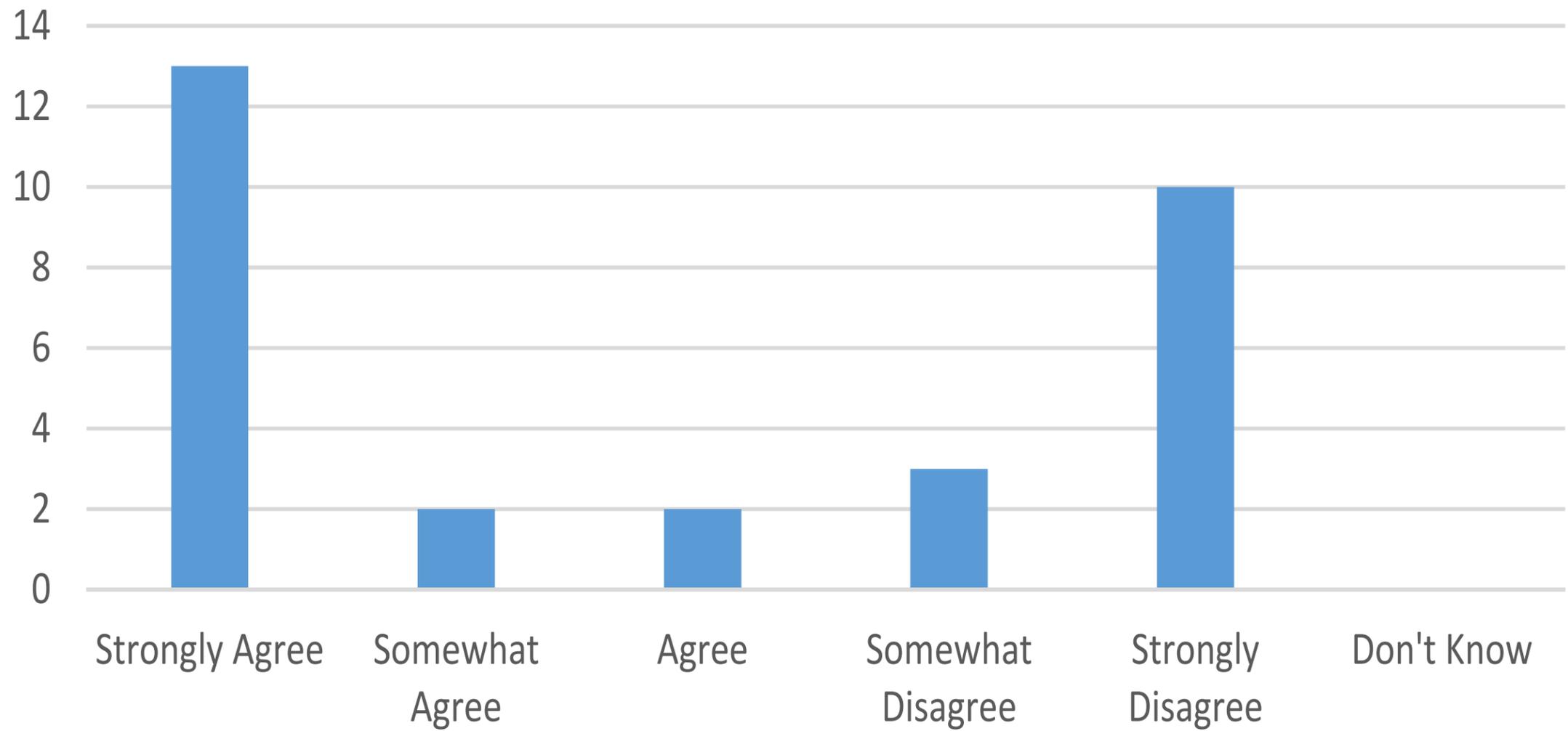
- 31 responses



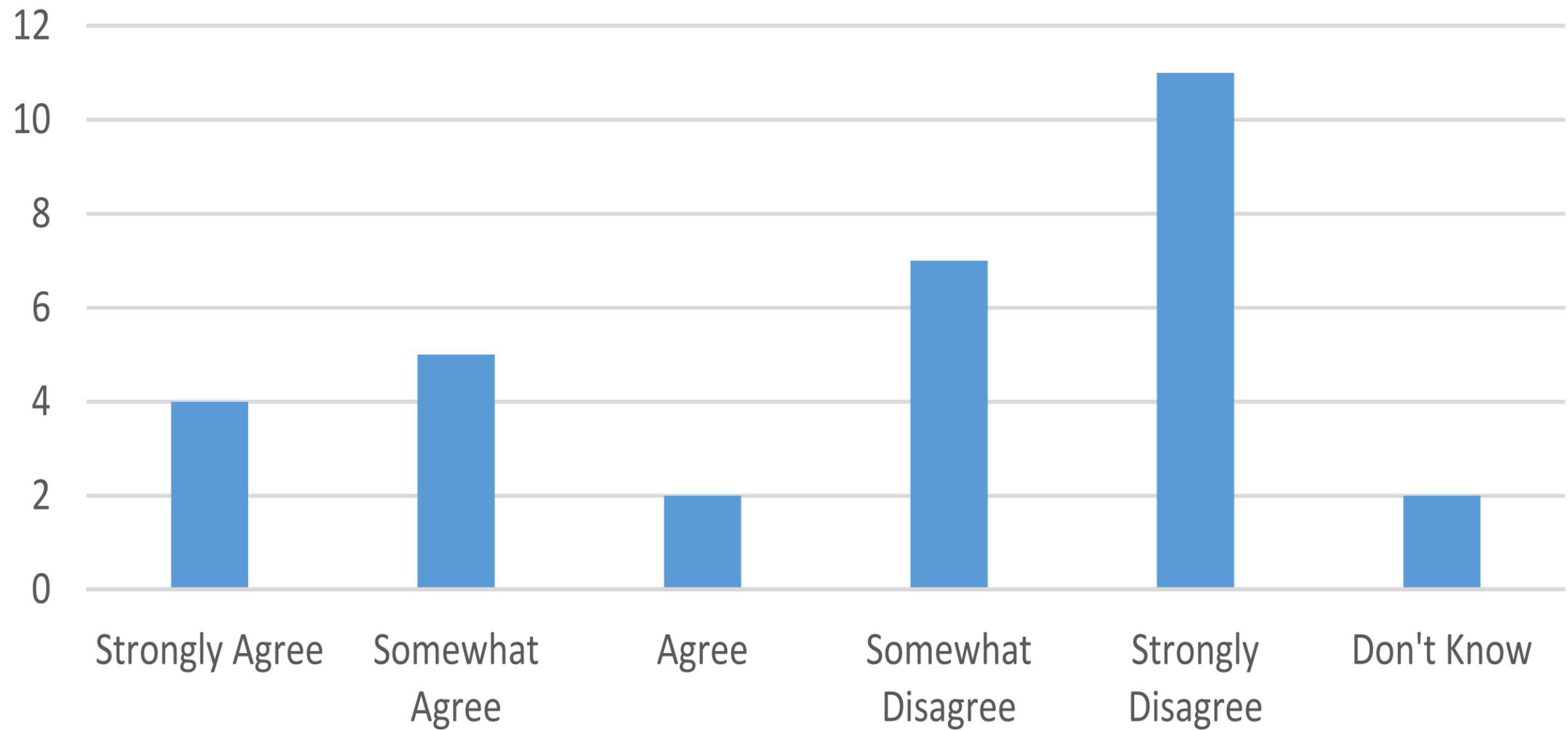
# The Three Most Significant Downtown Buildings - 31 respondents



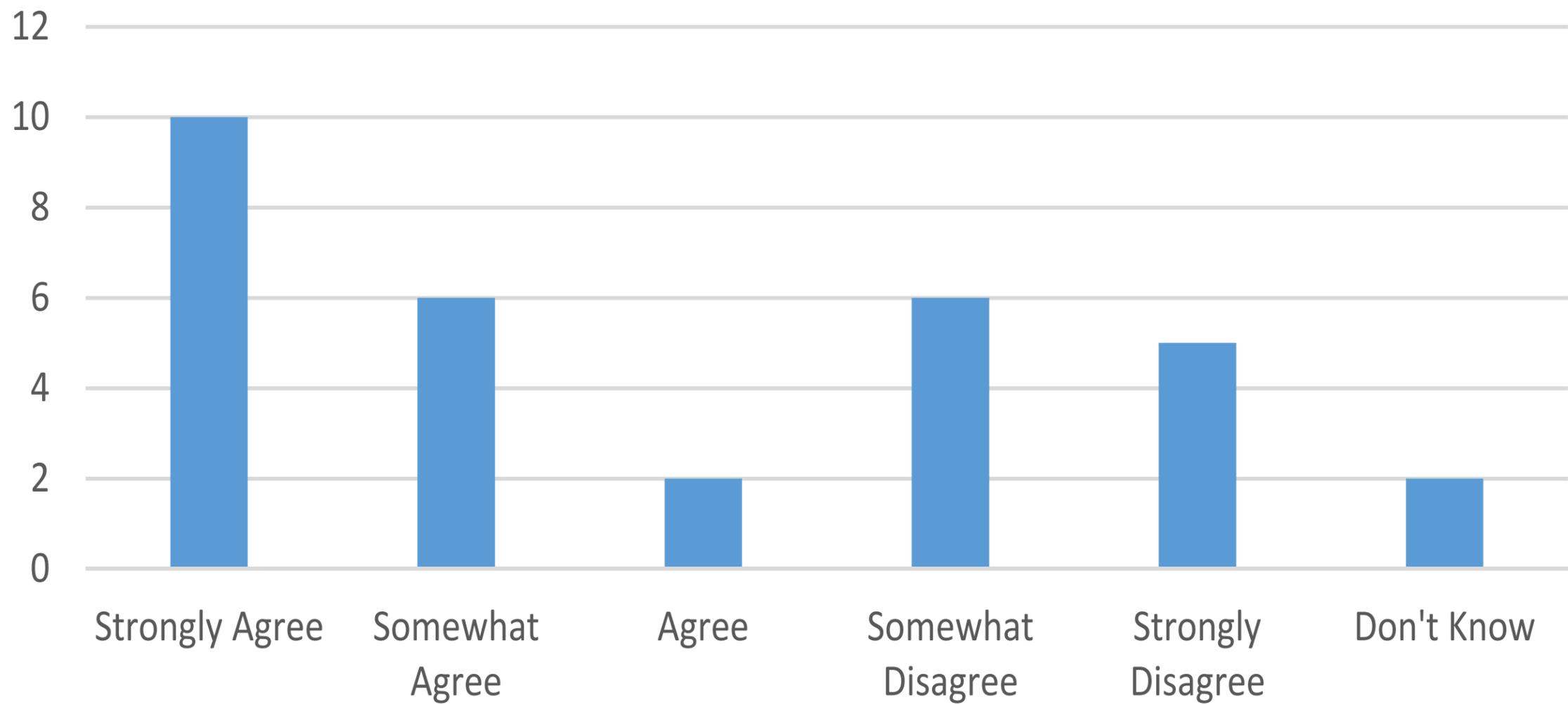
# Town Building Could Move w/o Impact - 31 responses



# Town Building Could Move Elsewhere But Stay Downtown - 31 responses

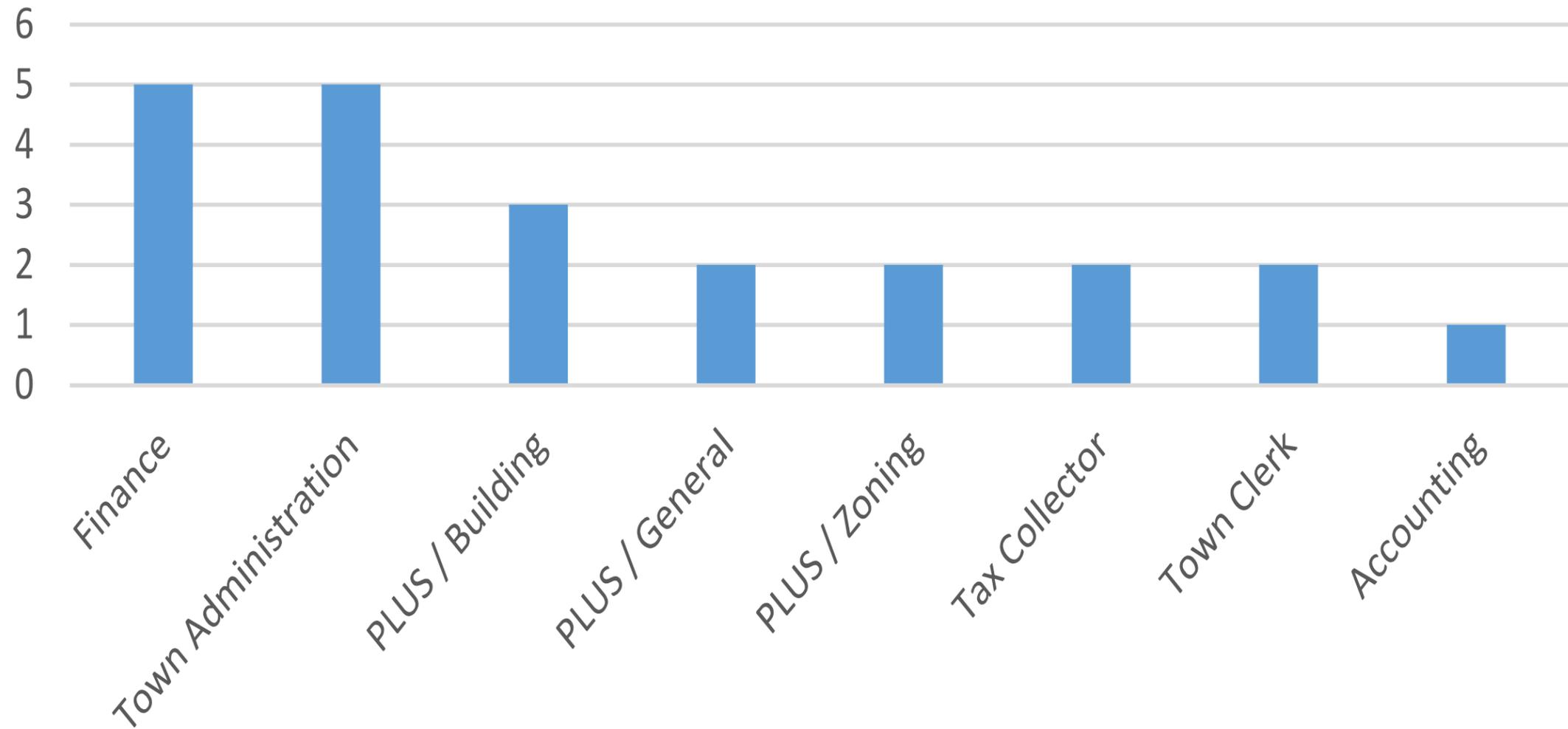


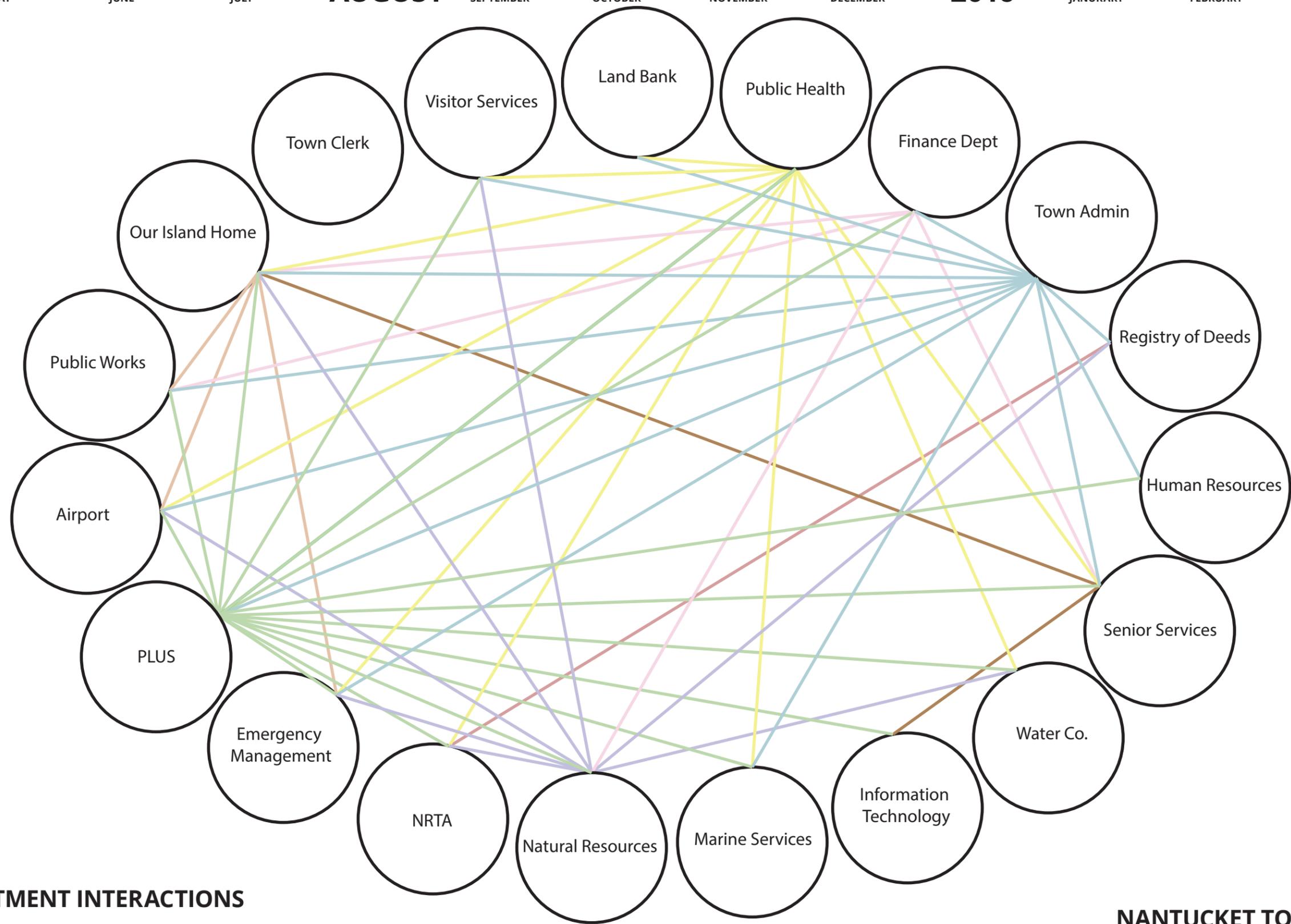
# Town Building Could Move Out w/o Impacting Downtown - 31 responses



# Distribution of Respondents

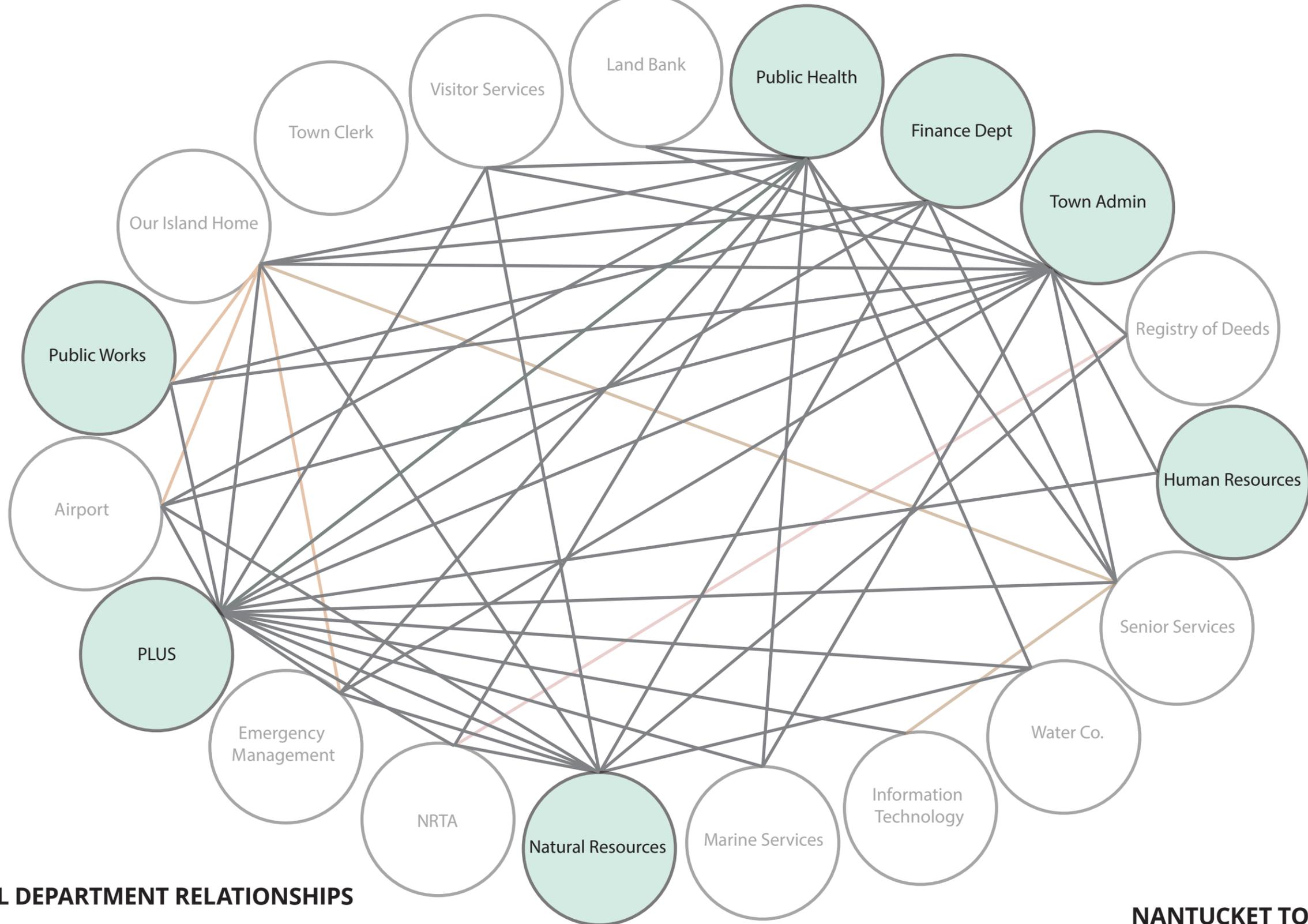
- 32 respondents





**PRIMARY DEPARTMENT INTERACTIONS**





**NEW TOWN HALL DEPARTMENT RELATIONSHIPS**



**PROGRAM SUMMARY**

*With: Water Co., NCTV, Fast Ferry, DPW, and Natural Resources*

**PROGRAM SUMMARY**

Town Administration	1,576 sf
Finance	2,177 sf
Tax Collector	519 sf
Assessor	825 sf
Human Resources	884 sf
Public Health	1,000 sf
Natural Resources	422 sf
P.L.U.S.	3,741 sf
Public Works	649 sf
Support	4,223 sf
Meeting	1,842 sf
Lobbies	3,079 sf
NCTV	2,245 sf
Public Space	1,567 sf
Water Co.	4,385 sf

**NET FLOOR AREA** 29,134 sf

Net to Gross Ratio 1.23

**GROSS FLOOR AREA** 35,835 sf

**PROGRAM SUMMARY**

*Without: Water Co., NCTV, Fast Ferry, DPW, or Natural Resources*

**PROGRAM SUMMARY**

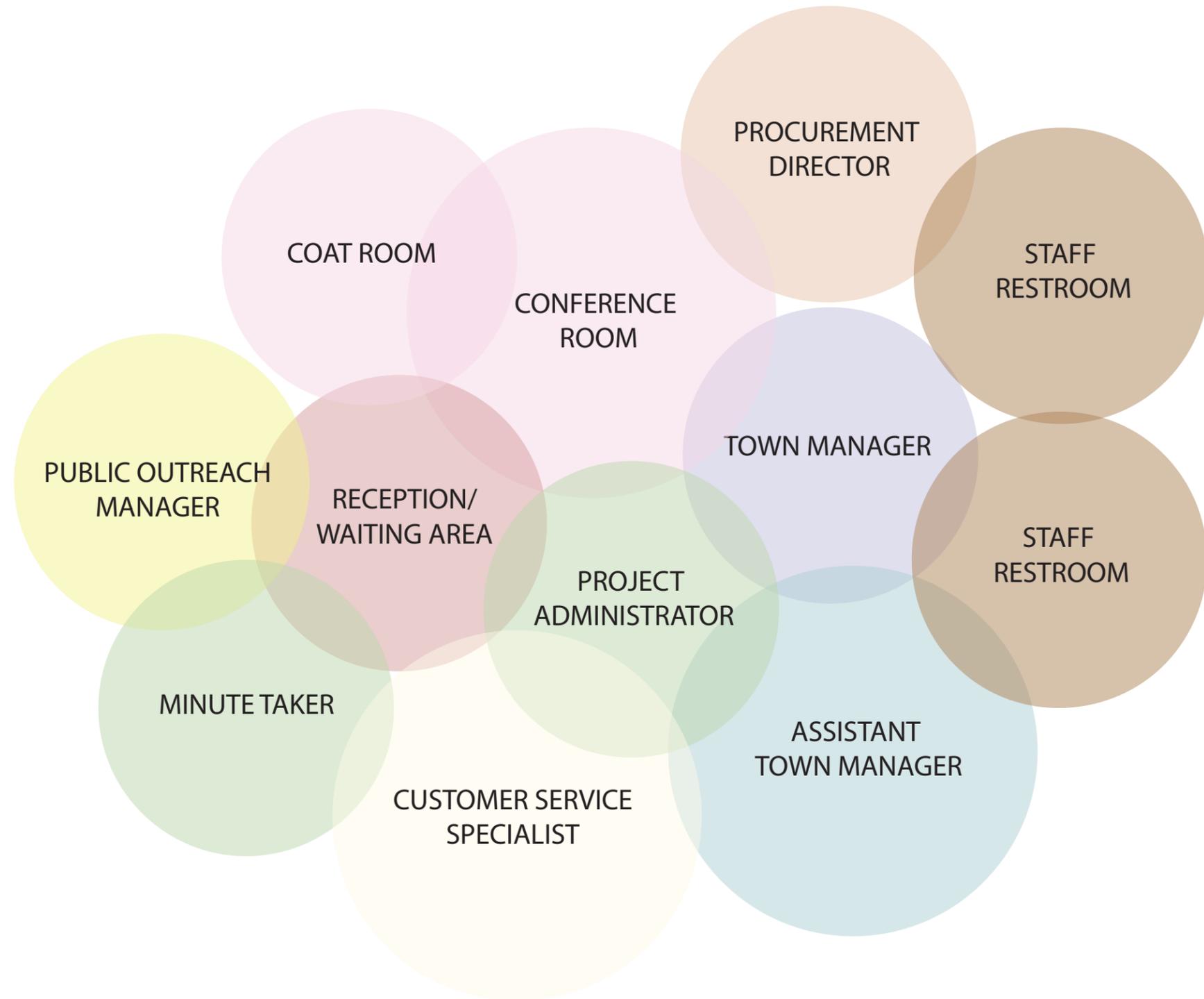
Town Administration	1,336 sf
Finance	1,793 sf
Tax Collector	460 sf
Assessor	735 sf
Human Resources	805 sf
Public Health	839 sf
Natural Resources	
P.L.U.S.	3,339 sf
Public Works	
Support	3,902 sf
Meeting	1,730 sf
Lobbies	2,924 sf
NCTV	
Public Space	
Water Co.	

**NET FLOOR AREA** 17,863 sf

Net to Gross Ratio 1.23

**GROSS FLOOR AREA** 21,971 sf





2015

APRIL

MAY

JUNE

JULY

AUGUST

SEPTEMBER

OCTOBER

NOVEMBER

DECEMBER

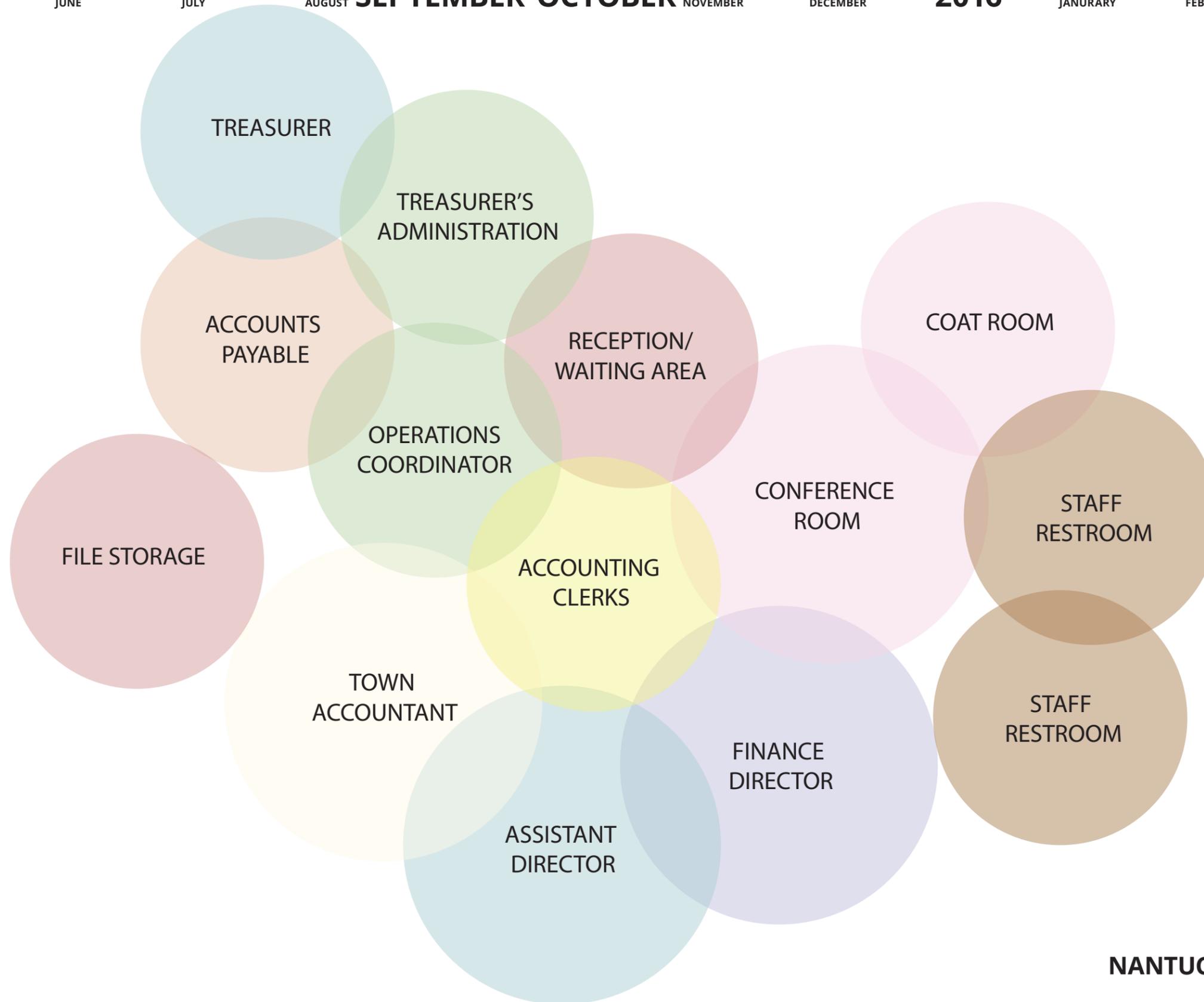
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JANUARY

FEBRUARY

MARCH

APRIL

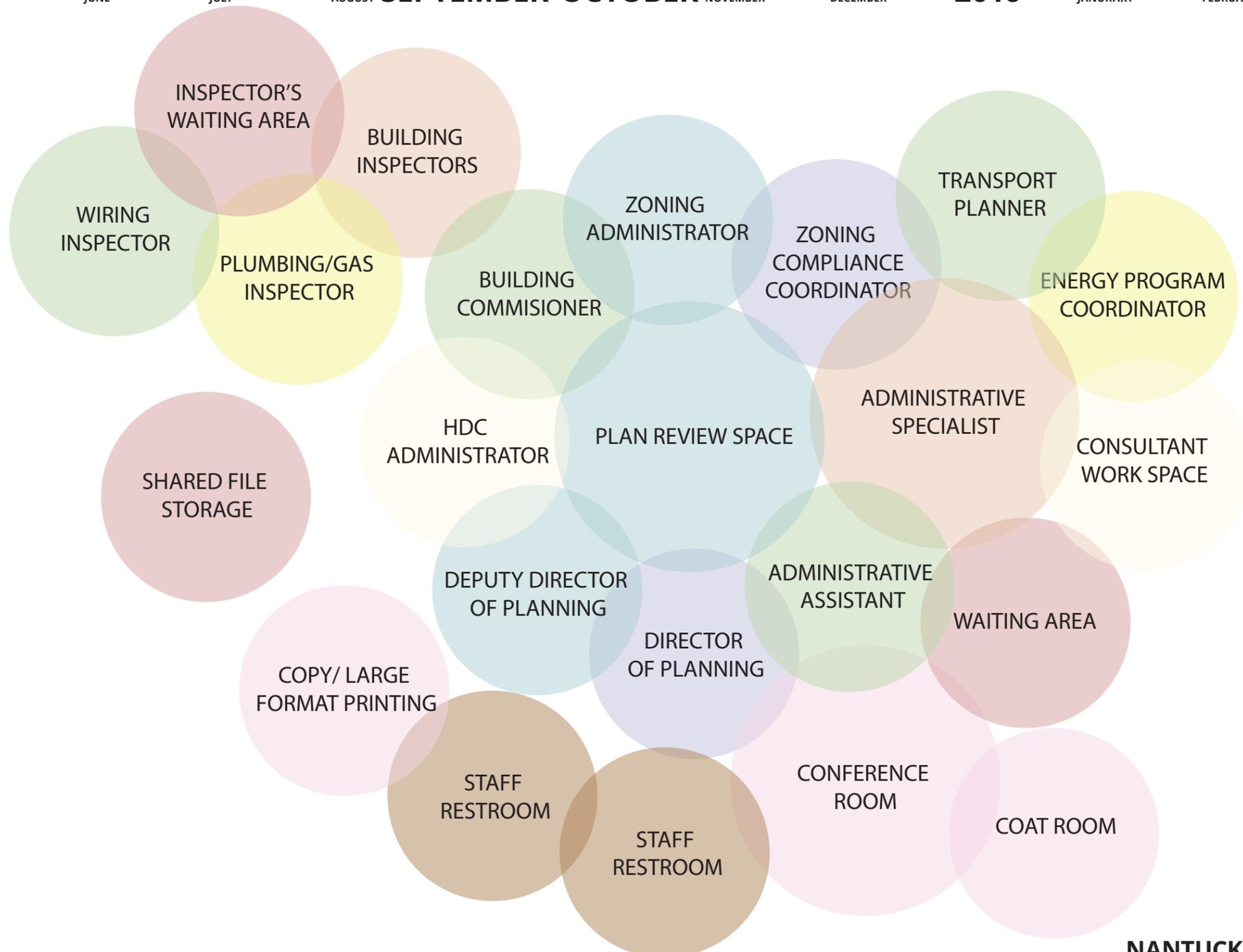


FINANCE

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2015

APRIL

MAY

JUNE

JULY

AUGUST

SEPTEMBER

NOVEMBER

DECEMBER

2016

JANUARY

FEBRUARY

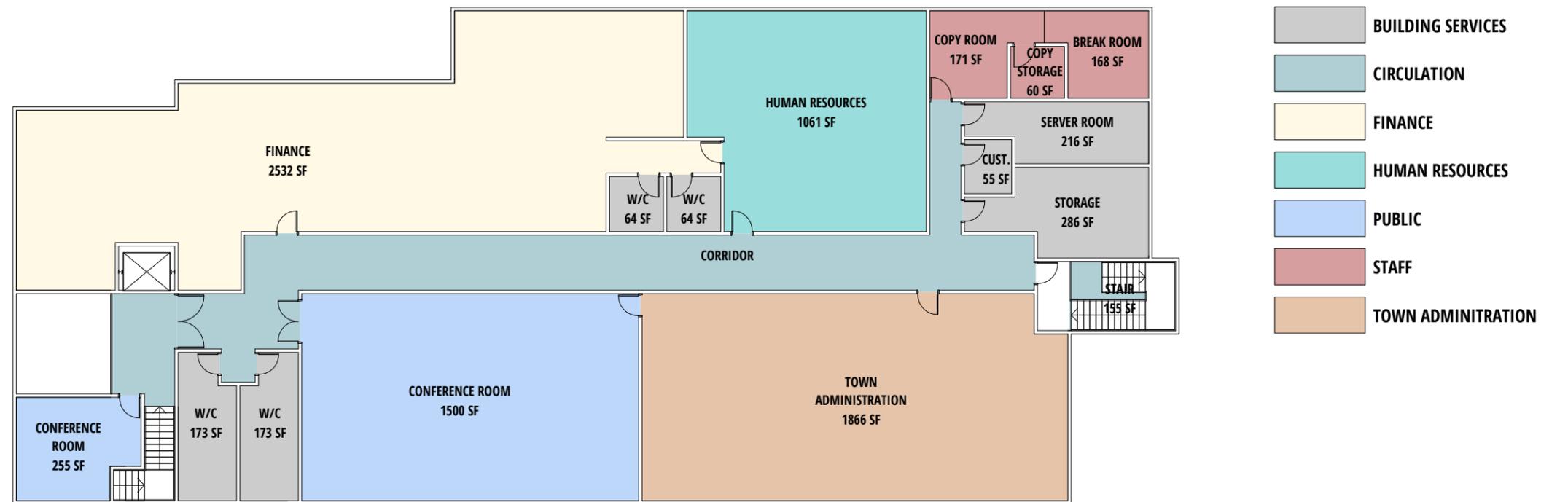
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APRIL



### RECTANGLE CONCEPT: 1<sup>ST</sup> FLOOR





RECTANGLE CONCEPT: 2<sup>ND</sup> FLOOR



2015

APRIL

MAY

JUNE

JULY

AUGUST

SEPTEMBER

OCTOBER

NOVEMBER

DECEMBER

2016

JANUARY

FEBRUARY

MARCH

APRIL

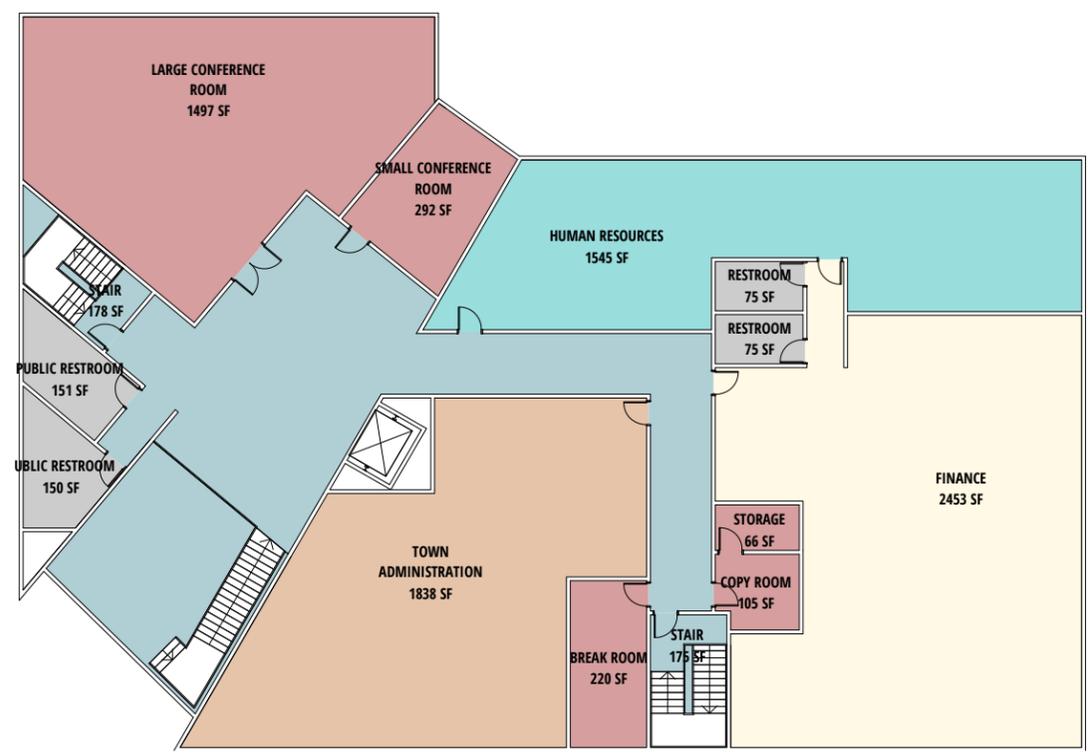


- ASSESSOR
- BUILDING SERVICES
- CIRCULATION
- NATURAL RESOURCES
- NCTV
- PLUS
- PUBLIC
- PUBLIC HEALTH
- PUBLIC WORKS
- STAFF
- TAX COLLECTOR

### L CONCEPT: 1<sup>ST</sup> FLOOR



- BUILDING SERVICES
- CIRCULATION
- FINANCE
- HUMAN RESOURCES
- STAFF
- TOWN ADMINISTRATION



L CONCEPT: 2<sup>ND</sup> FLOOR







**2 FAIRGROUNDS**

**LLB** ARCHITECTS

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2015

APRIL

MAY

JUNE

JULY

AUGUST

SEPTEMBER

OCTOBER

NOVEMBER

DECEMBER

2016

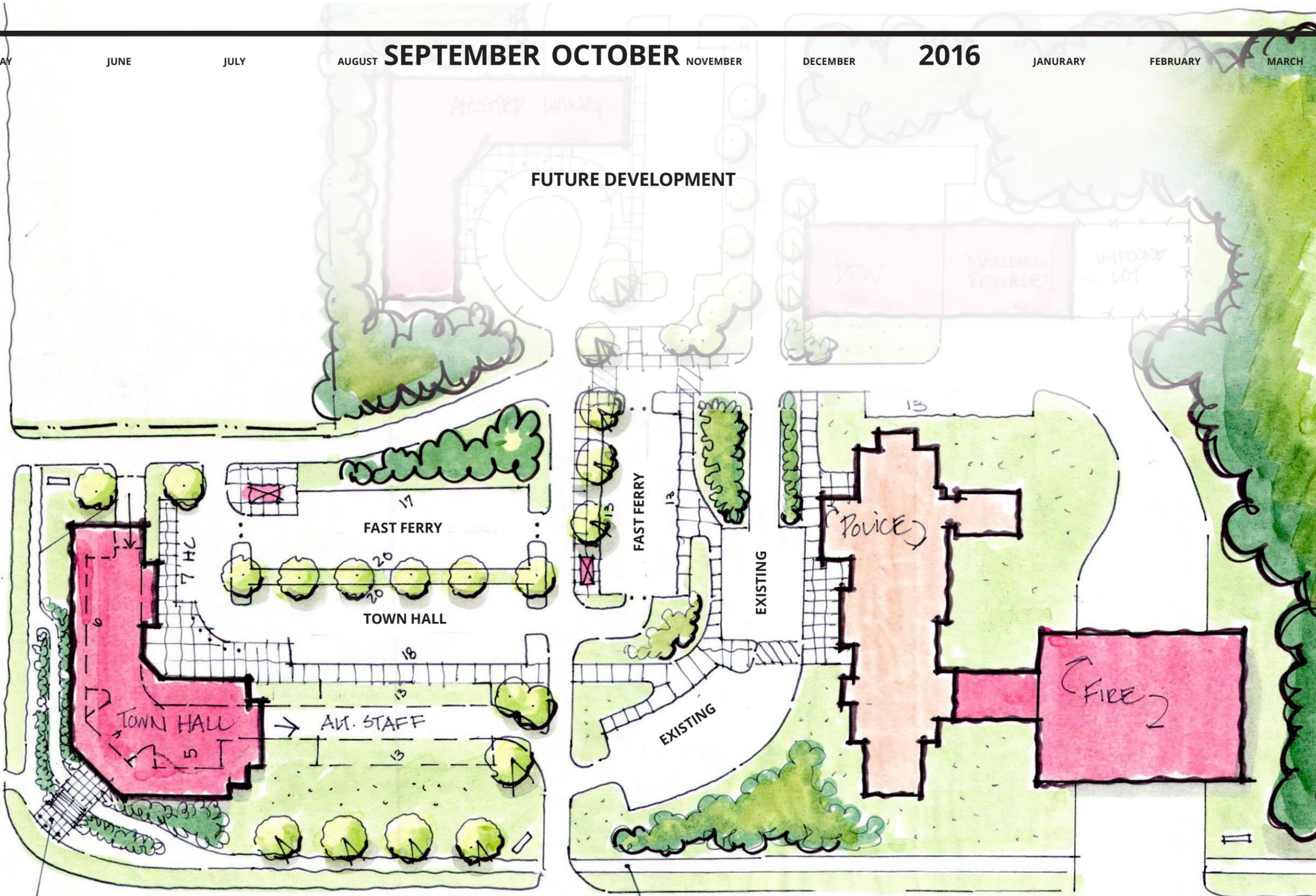
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FEBRUARY

MARCH

APRIL

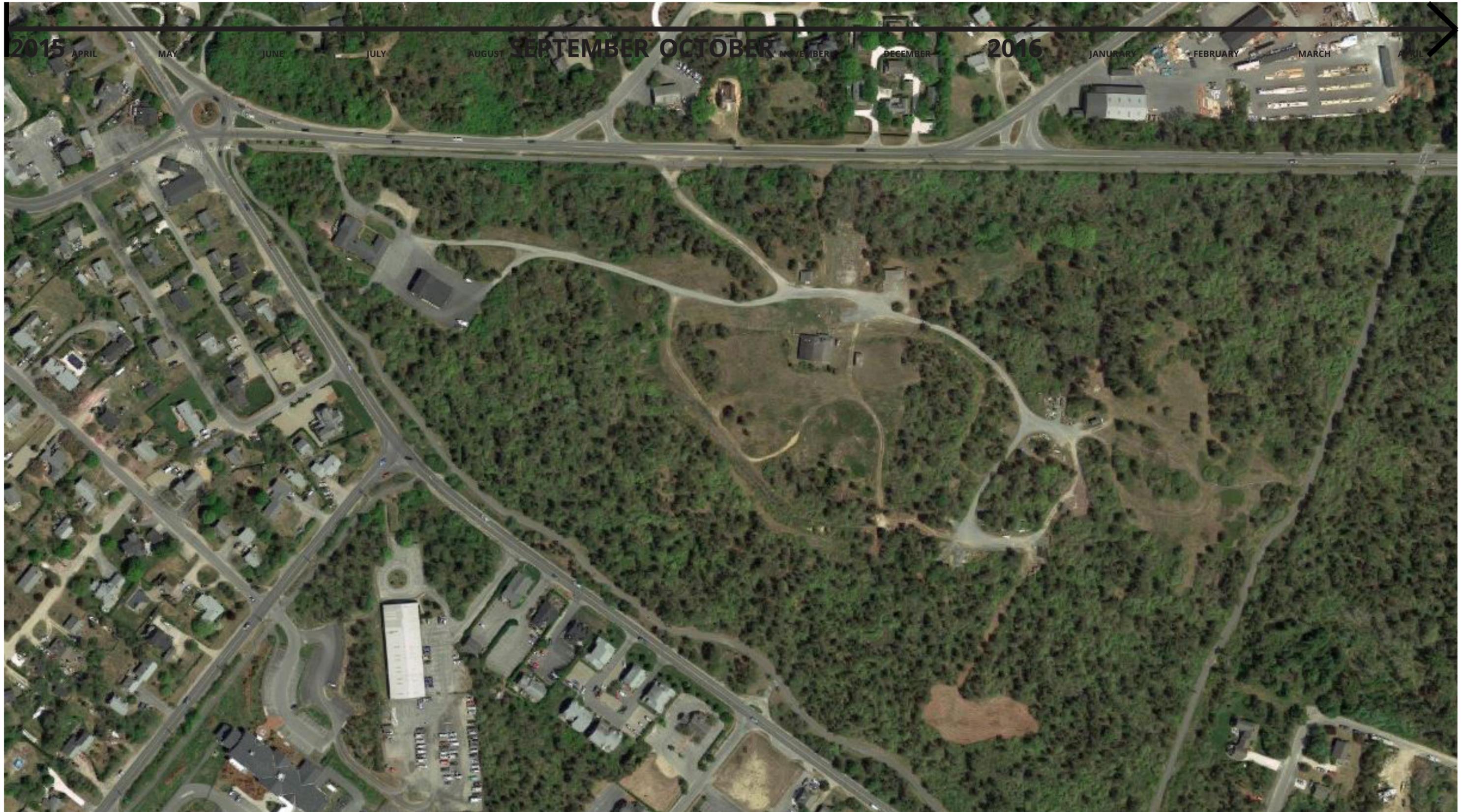
OLD SOUTH ROAD



FAIRGROUNDS ROAD

### 2 FAIRGROUNDS SITE CONCEPT





**WATER COMPANY**

**LLB** ARCHITECTS

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CONCEPT STUDY**



2015

APRIL

MAY

JUNE

JULY

AUGUST

SEPTEMBER

OCTOBER

NOVEMBER

DECEMBER

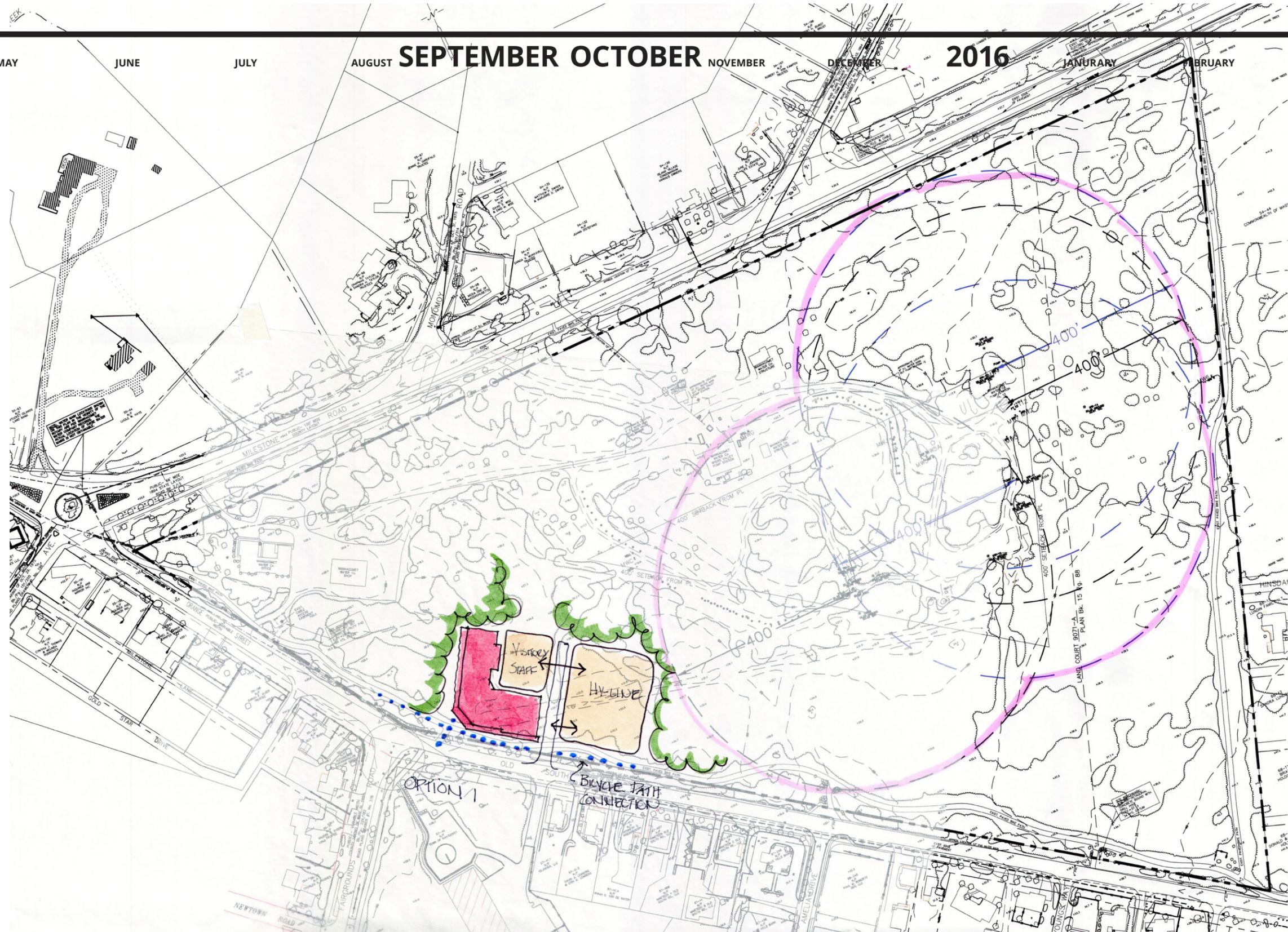
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FEBRUARY

MARCH

APRIL



# WATER COMPANY SITE CONCEPT 1



2015

APRIL

MAY

JUNE

JULY

AUGUST

SEPTEMBER

OCTOBER

NOVEMBER

DECEMBER

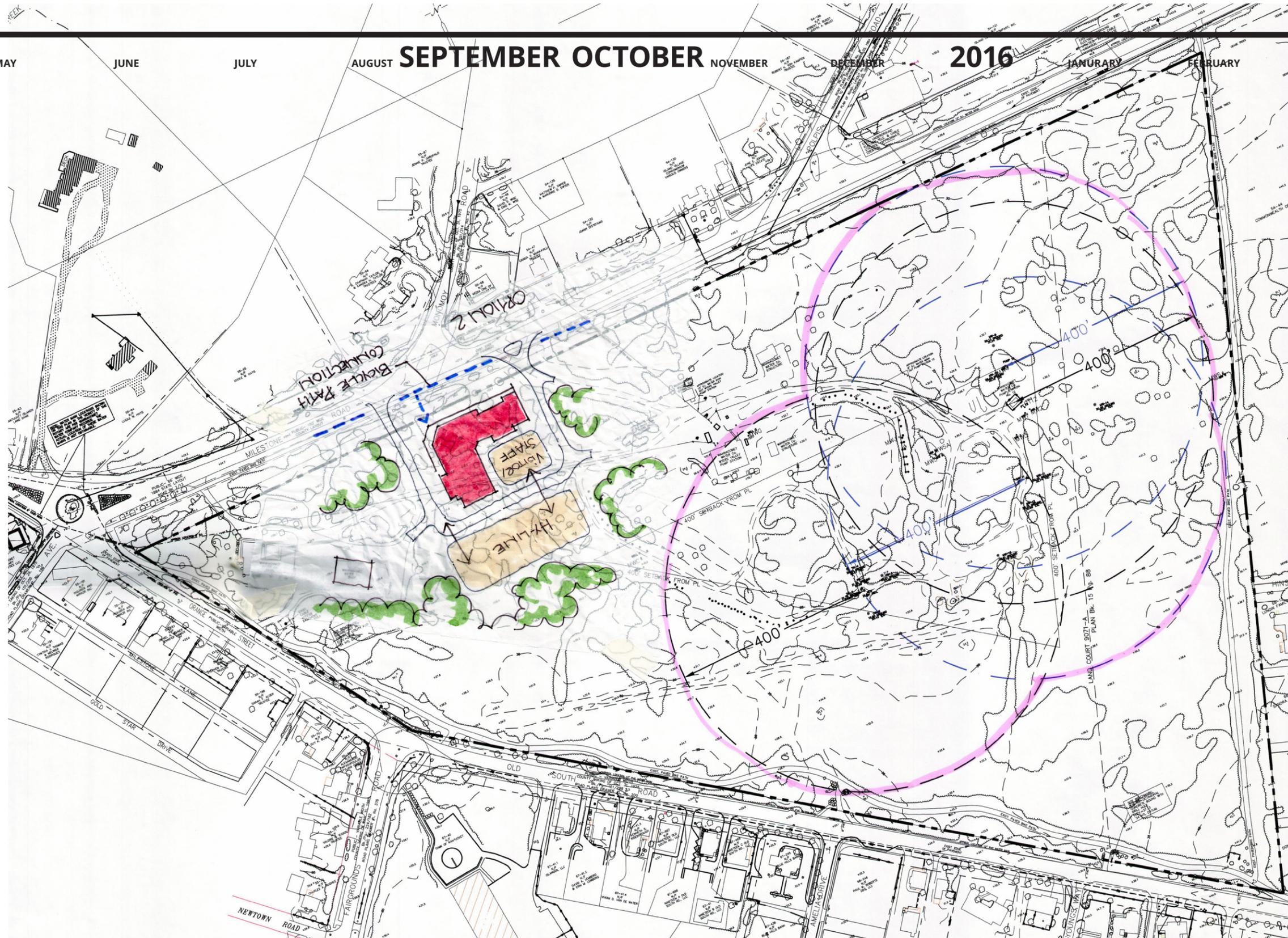
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JANUARY

FEBRUARY

MARCH

APRIL



# WATER COMPANY SITE CONCEPT 2



2015

APRIL

MAY

JUNE

JULY

AUGUST

SEPTEMBER

OCTOBER

NOVEMBER

DECEMBER

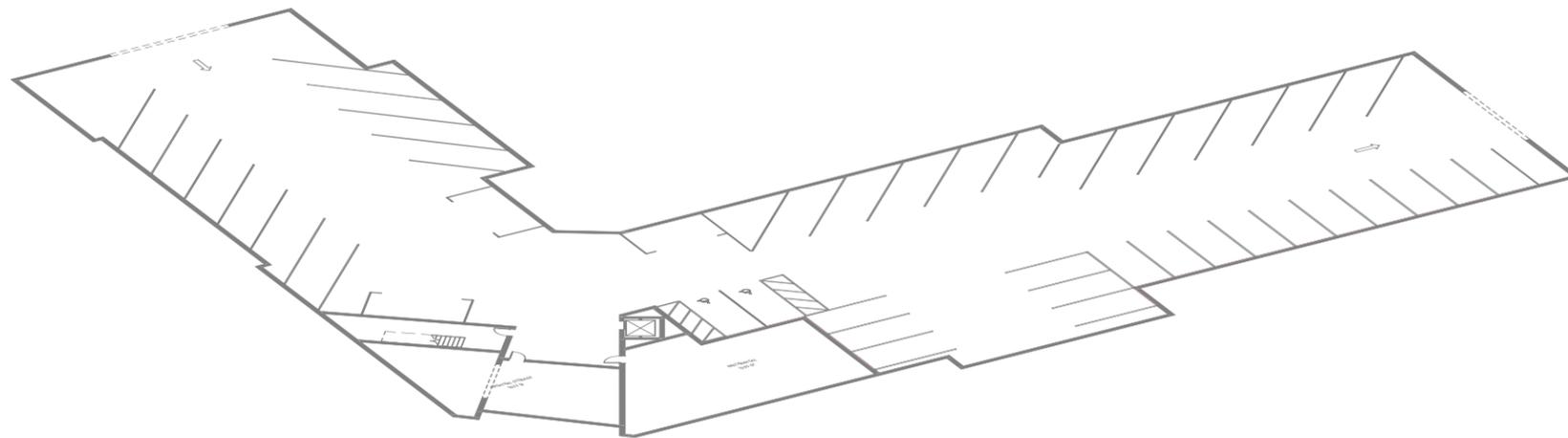
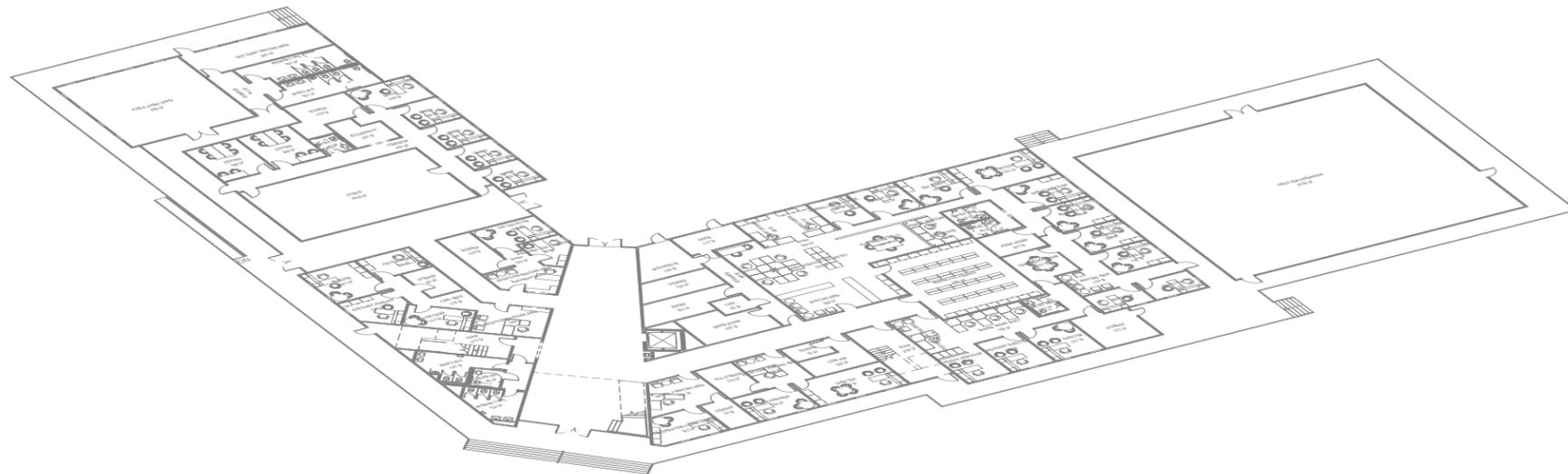
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JANUARY

FEBRUARY

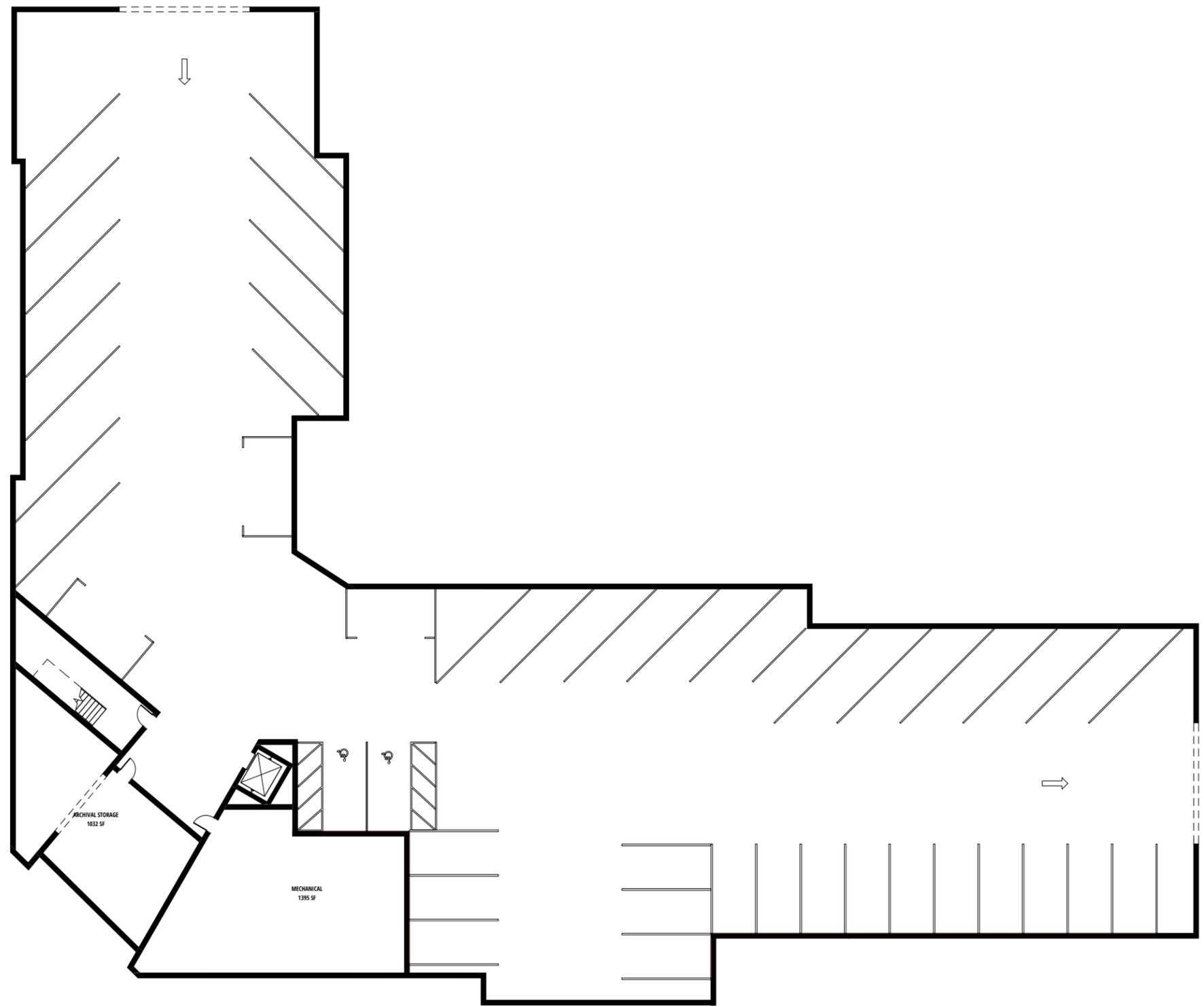
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APRIL



**OPTION 1: WATER CO, NCTV, & PUBLIC SPACE**





**OPTION 1: BASEMENT FLOOR**



2015

APRIL

MAY

JUNE

JULY

AUGUST

SEPTEMBER

NOVEMBER

DECEMBER

2016

JANUARY

FEBRUARY

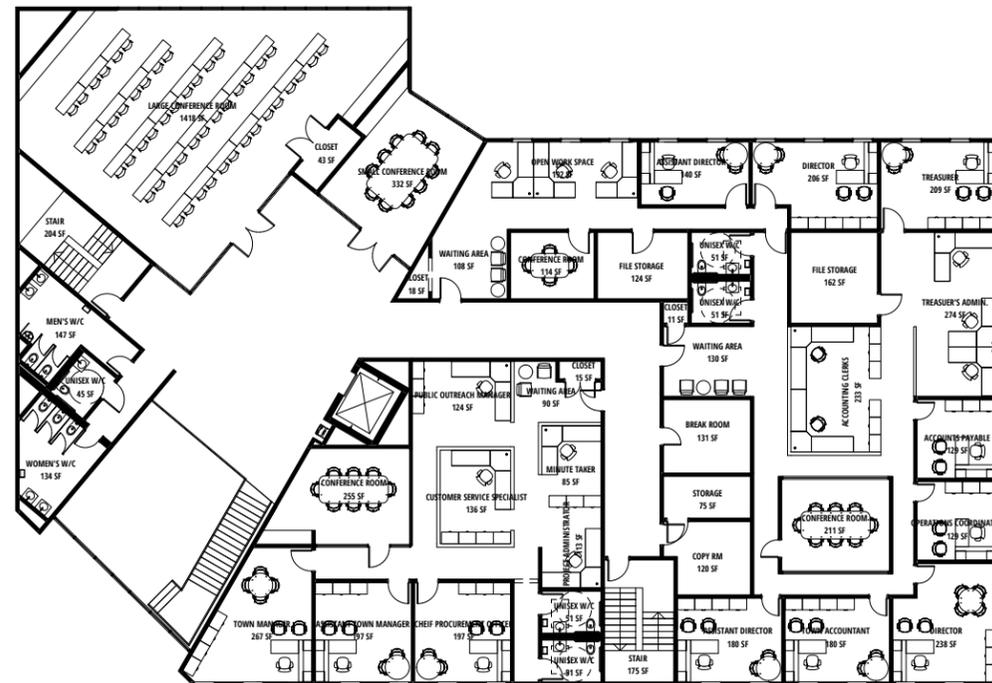
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APRIL



OPTION 1: FIRST FLOOR





**OPTION 1: SECOND FLOOR**



2015

APRIL

MAY

JUNE

JULY

AUGUST

SEPTEMBER

OCTOBER

NOVEMBER

DECEMBER

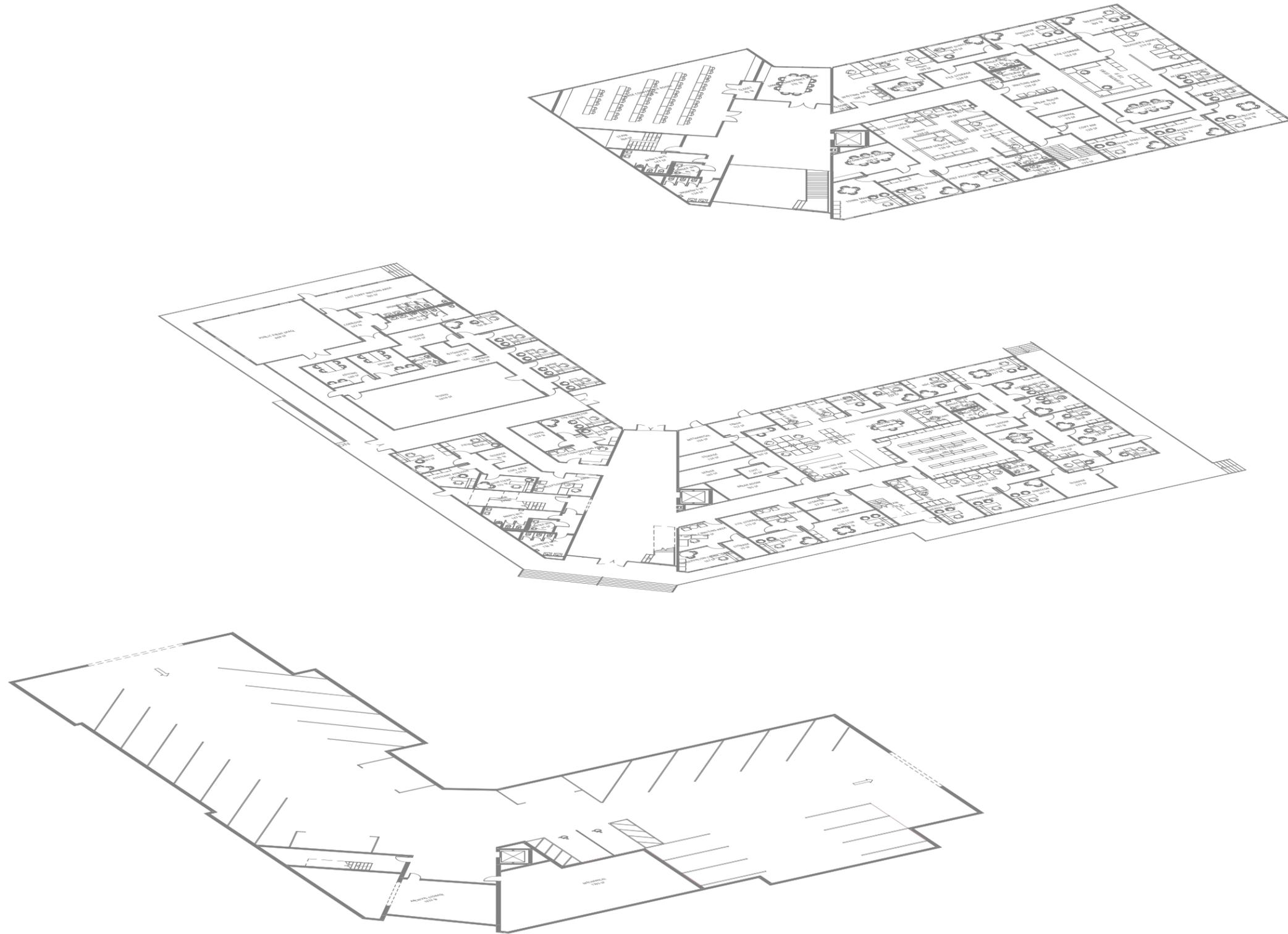
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JANUARY

FEBRUARY

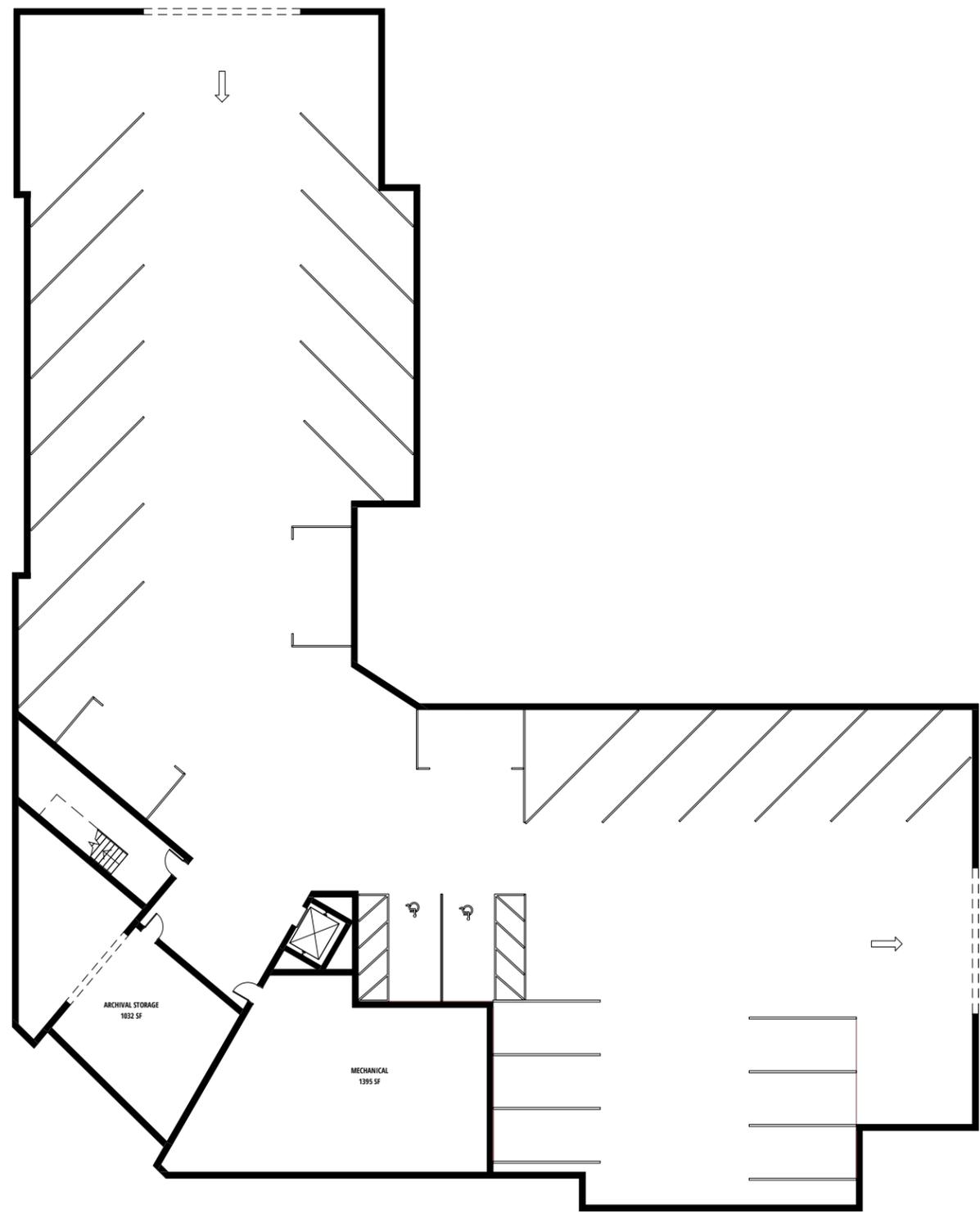
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APRIL



**OPTION 2: NCTV & PUBLIC SPACE**





**OPTION 2: BASEMENT FLOOR**





2015

APRIL

MAY

JUNE

JULY

AUGUST

SEPTEMBER

NOVEMBER

DECEMBER

2016

JANUARY

FEBRUARY

MARCH

APRIL



OPTION 2: SECOND FLOOR



2015

APRIL

MAY

JUNE

JULY

AUGUST

SEPTEMBER

OCTOBER

NOVEMBER

DECEMBER

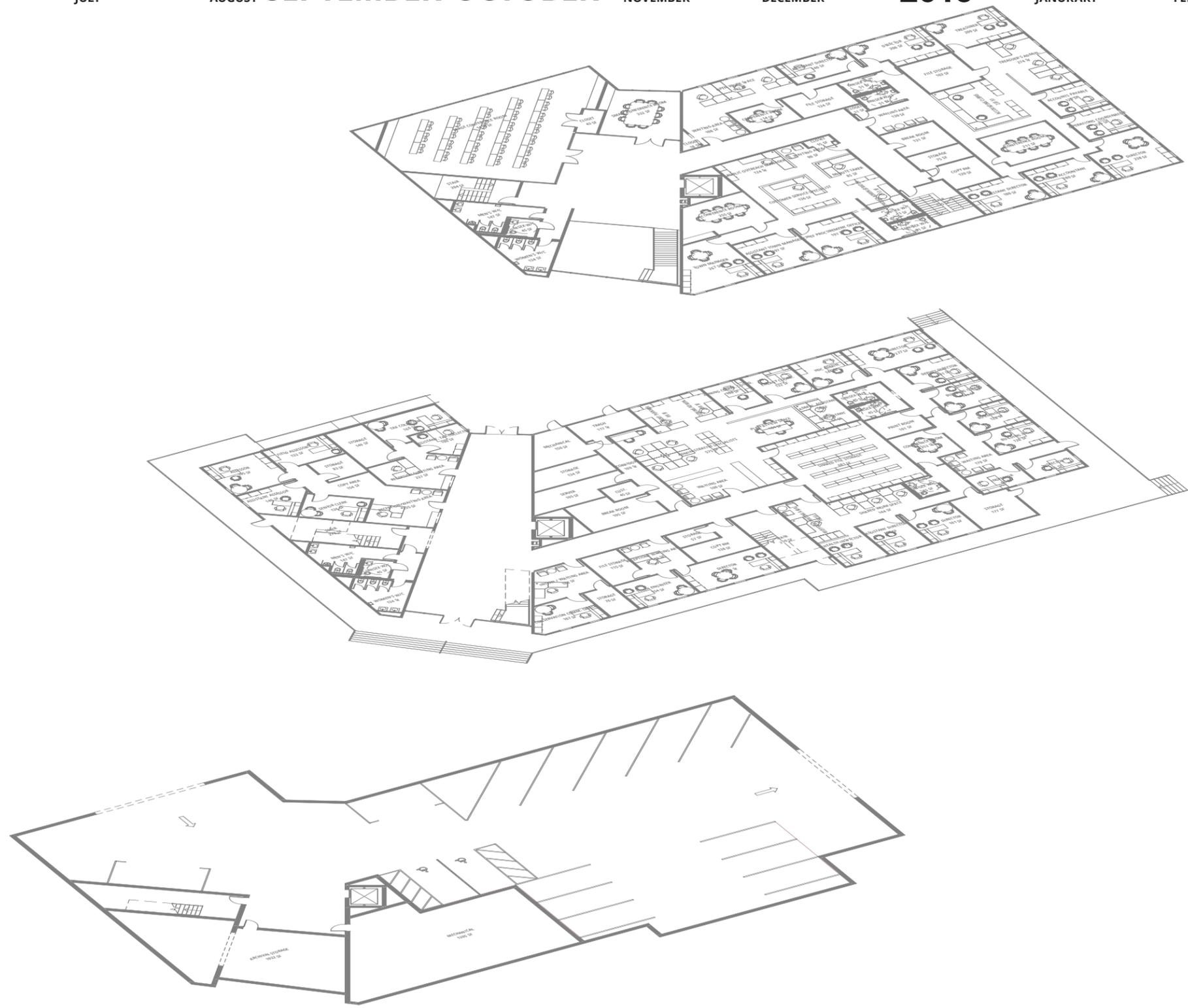
2016

JANUARY

FEBRUARY

MARCH

APRIL

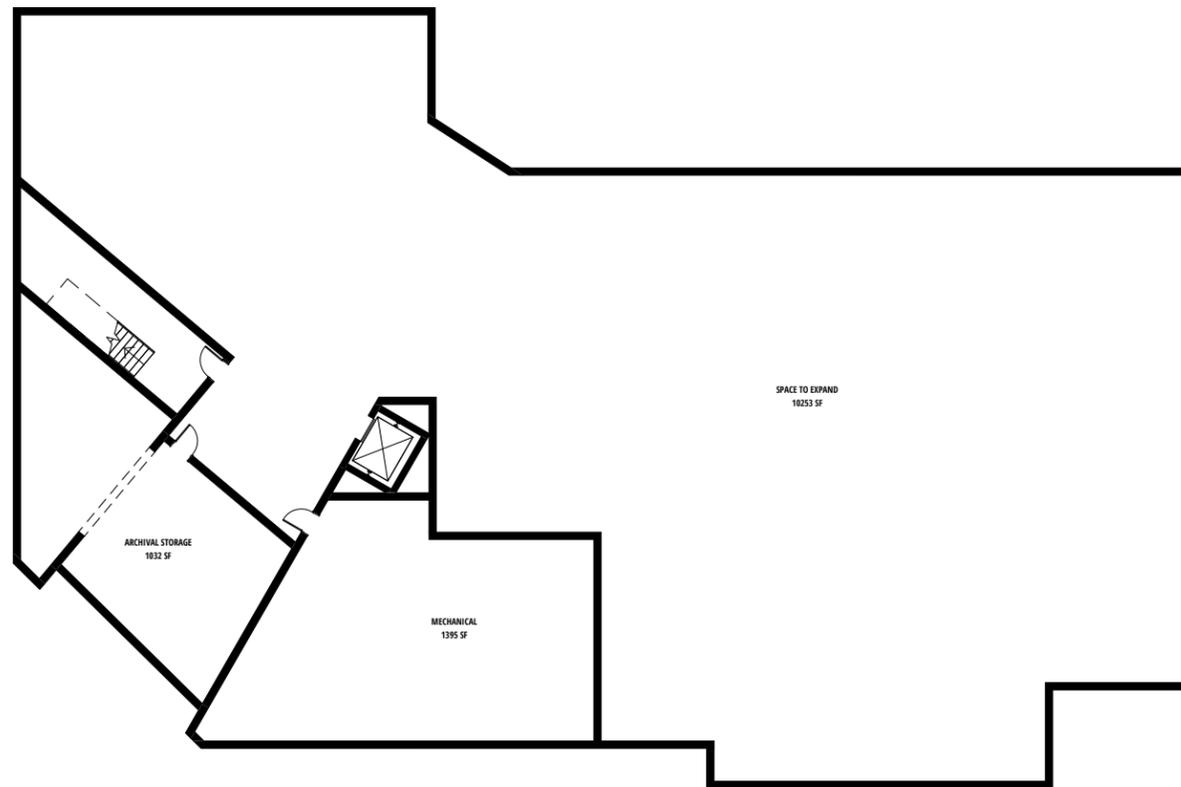


OPTION 3

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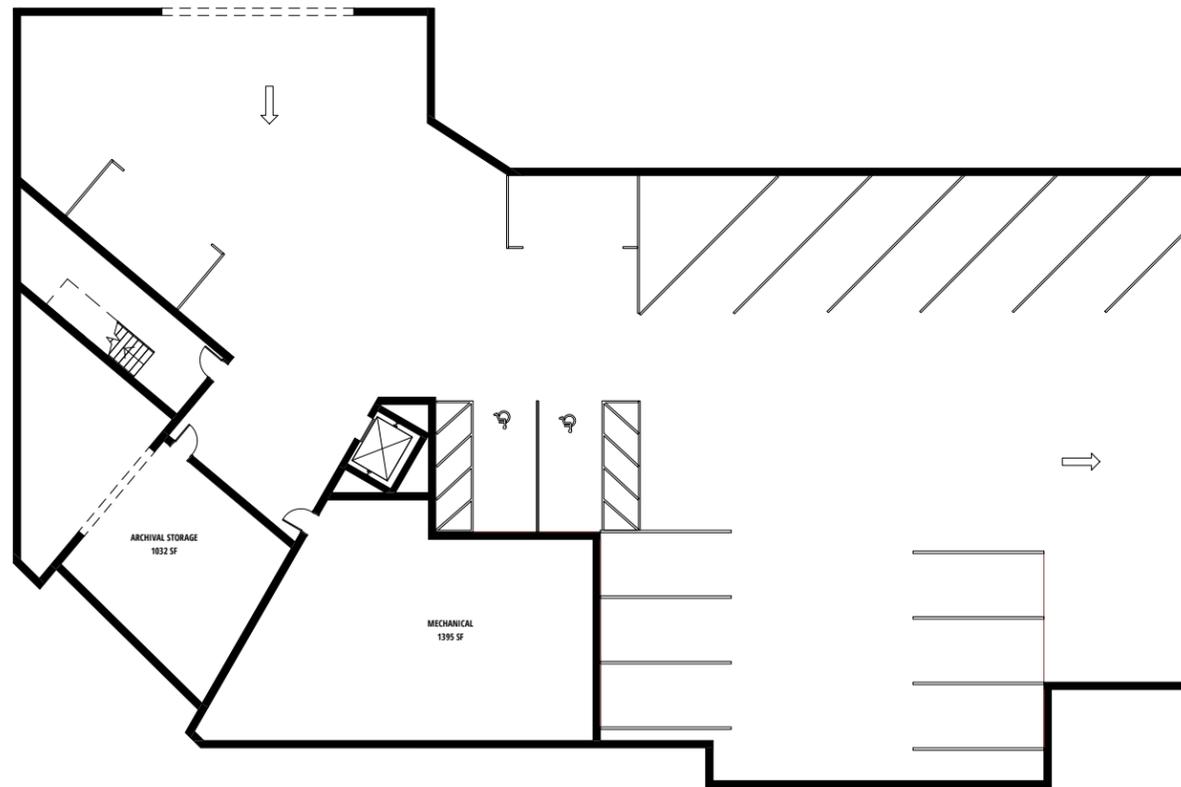
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CONCEPT STUDY





**OPTION 3: BASEMENT FLOOR WITHOUT PARKING**





**OPTION 3: BASEMENT FLOOR WITH PARKING**



2015

APRIL

MAY

JUNE

JULY

AUGUST

SEPTEMBER

NOVEMBER

DECEMBER

2016

JANUARY

FEBRUARY

MARCH

APRIL



OPTION 3: FIRST FLOOR



2015

APRIL

MAY

JUNE

JULY

AUGUST

SEPTEMBER

NOVEMBER

DECEMBER

2016

JANUARY

FEBRUARY

MARCH

APRIL



### OPTION 3: SECOND FLOOR





**Building with Water CO, NCTV, fast ferry, DPW, Natural Resources**

**Construction**

Site work	4 Acre	\$	400,000	\$	1,600,000
Building Demolition	1 Unit	\$	65,000	\$	65,000
Hazardous Materials Remediation	1 SF	\$	50,000	\$	50,000
Renovation	0 SF	\$	350	\$	-
New Construction	35835 SF	\$	375	\$	13,438,125
Construction Sub-total				\$	15,153,125
General Conditions		9.5%		\$	1,439,547
Construction Contingency		10%		\$	1,659,267
Bonds & Insurance		3%		\$	547,558
Overhead and Profit		5%		\$	939,975
Construction Total				\$	19,739,472

**Furniture & Technology**

FF&E	12000 SF	\$	20	\$	240,000
FF&E contingency		10%		\$	24,000
FF&E Total				\$	264,000

TS&E	12000 SF	\$	15	\$	180,000
TS&E contingency		10%		\$	18,000
TS&E Total				\$	198,000

Construction Escalation	2.5 Year	4.50%	\$	2,272,666
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**Owner's Costs**

Design Professional Fees	12%	\$	2,424,177
Legal / Administrative Fees	0.5%	\$	110,818
OPM Fees	3%	\$	664,909
Design Contingency	15%	\$	3,030,221
Owner's contingency	10%	\$	2,020,147
Total Soft Costs		\$	8,250,272

**Total Project Budget \$ 30,724,410**

Construction cost per square foot \$ 551  
 Project cost per square foot \$ 857

**Building without Water Co., NCTV, fast ferry, DPW, Natural Resources**

**Construction**

Site work	4 Acre	\$	400,000	\$	1,600,000
Building Demolition	1 Unit	\$	65,000	\$	65,000
Hazardous Materials Remediation	1 SF	\$	50,000	\$	50,000
Renovation	0 SF	\$	350	\$	-
New Construction	21971 SF	\$	375	\$	8,239,125
Construction Sub-total				\$	9,954,125
General Conditions		9.5%		\$	945,642
Construction Contingency		10%		\$	1,089,977
Bonds & Insurance		3%		\$	359,692
Overhead and Profit		5%		\$	617,472
Construction Total				\$	12,966,908

**Furniture & Technology**

FF&E	13440 SF	\$	20	\$	268,800
FF&E contingency		10%		\$	26,880
FF&E Total				\$	295,680

TS&E	13440 SF	\$	15	\$	201,600
TS&E contingency		10%		\$	20,160
TS&E Total				\$	221,760

Construction Escalation	2.5 Year	4.50%	\$	1,516,989
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**Owner's Costs**

Design Professional Fees	12%	\$	1,618,122
Legal / Administrative Fees	0.5%	\$	66,313
OPM Fees	3%	\$	437,551
Design Contingency	15%	\$	2,022,652
Owner's contingency	10%	\$	1,348,435
Total Soft Costs		\$	5,493,072

**Total Project Budget \$ 20,494,409**

Construction cost per square foot \$ 590  
 Project cost per square foot \$ 933





2015 APRIL MAY JUNE JULY AUGUST SEPTEMBER OCTOBER NOVEMBER DECEMBER 2016 JANUARY FEBRUARY MARCH APRIL



POTENTIAL SCHEDULES



