

A wide-angle photograph of a rural landscape. A dirt road with a gravel center runs from the foreground towards the background. To the left of the road is a wooden fence and a wooden bench. To the right is a rustic fence made of logs and brush. In the background, there is a body of water, likely a bay or marsh, and some houses on a hill under a clear blue sky.

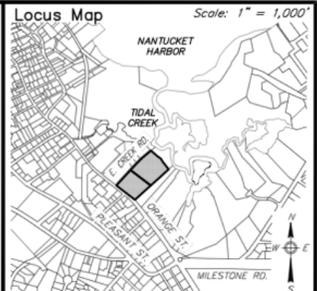
Our Island Home Feasibility Study

Presentation to the Board of Selectmen

September 11, 2019

Legend

- 90--- EXISTING CONTOUR
- ~ ~ ~ ~ EXISTING EDGE OF LAWN
- — — — EDGE OF WATER
- — — — EDGE OF BORDERING VEGETATED WETLAND
- WF 1 WETLAND FLAG
- — — — TOP OF COASTAL BANK
- — — — 100' COASTAL BANK BUFFER
- ~ ~ ~ ~ EXISTING EDGE OF CLEARING
- L.S. LANDSCAPING AREA
- F.I.R.M. FLOOD INSURANCE RATE MAP
- — — — FLOOD ZONE LINES PER FEMA F.I.R.M.
- - - - - APPROXIMATE PROPERTY LINE
- ⊕ EXISTING DRAIN MANHOLE
- ⊙ EXISTING SEWER MANHOLE
- EXISTING CATCH BASIN
- ⊕ EXISTING UTILITY POLE
- — — — EXISTING OVERHEAD WIRES
- — — — EXISTING UNDERGROUND WIRES
- TEL EXISTING TELEPHONE RISER
- COMM EXISTING COMMUNICATIONS RISER
- TRANS EXISTING TRANSFORMER
- V.P. EXISTING VISITOR PARKING SIGN
- H.P. EXISTING ACCESSIBLE PARKING SIGN



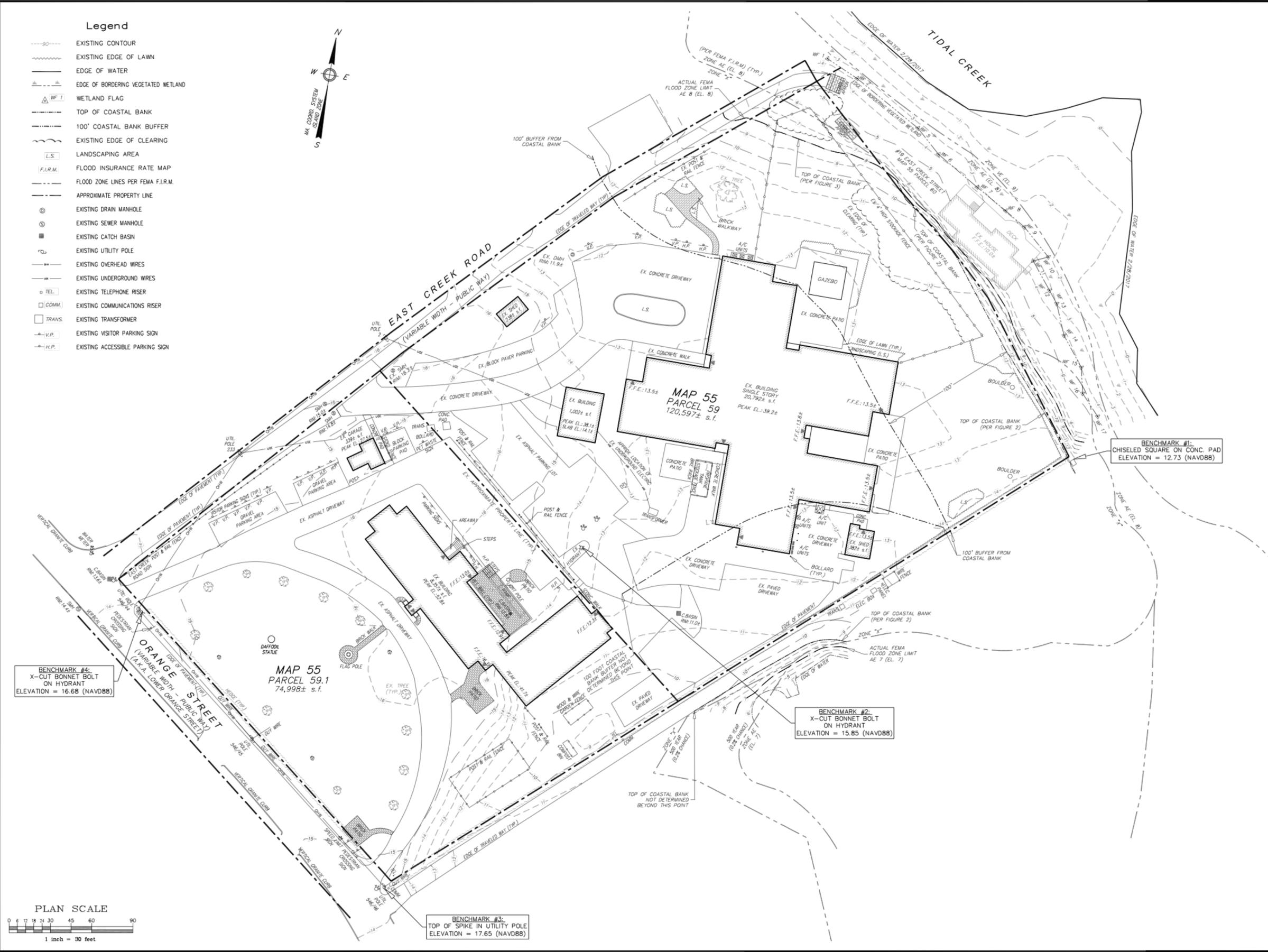
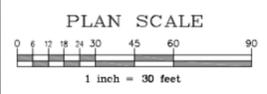
- Notes**
1. LOCUS: #9 EAST CREEK ROAD MAP 55 PARCEL 59
 2. OWNER: TOWN OF NANTUCKET 16 BROAD STREET NANTUCKET, MA. 02554
 3. DEED REF: Bk: 51, Pg: 266
 4. PLAN REF: PLAN FILE 18-D (LOT 2) ~ and ~
 5. LOCUS: 150 ORANGE STREET MAP 55 PARCEL 59.1
 6. OWNER: TOWN OF NANTUCKET 16 BROAD STREET NANTUCKET, MA. 02554
 7. DEED REF: Bk: 51, Pg: 279
 8. PLAN REF: PLAN FILE 18-D (LOT 1)
 9. LOCUS DOES PARTIALLY FALL WITHIN A SPECIAL FLOOD HAZARD ZONE AE 8 (EL-8) AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP No. 25019C-0089-G dated 06/09/2014.
 10. LOCUS DOES NOT FALL WITHIN THE NATURAL HERITAGE and ENDANGERED SPECIES PROGRAM (NHESP) AREAS OF ESTIMATED HABITATS OF RARE WILDLIFE and PRIORITY HABITATS OF RARE SPECIES.
 11. LOCUS FALLS WITHIN ZONE "A" OF THE NANTUCKET HARBOR WATERSHED PROTECTION DISTRICT.
 12. LOCUS FALLS WITHIN A ZONE II WATER PROTECTION DISTRICT.

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EXISTING CONDITIONS PLAN IN NANTUCKET, MASSACHUSETTS
 Prepared For:
TOWN OF NANTUCKET
 #9 EAST CREEK ROAD
 MAP 55 PARCEL 59
 &
 #150 ORANGE STREET
 MAP 55 PARCEL 59.1

No.	Date	Revision	Description	By

No. Date Revision Description By
 MARCH 24, 2017 ERC/BEI DFB/AMG 1 of 1



BENCHMARK #4:
X-CUT BONNET BOLT
ON HYDRANT
ELEVATION = 16.68 (NAVD88)

MAP 55
PARCEL 59.1
74,998± s.f.

MAP 55
PARCEL 59
120,597± s.f.

BENCHMARK #2:
X-CUT BONNET BOLT
ON HYDRANT
ELEVATION = 15.85 (NAVD88)

BENCHMARK #3:
TOP OF SPIKE IN UTILITY POLE
ELEVATION = 17.65 (NAVD88)

BENCHMARK #1:
CHISELED SQUARE ON CONC. PAD
ELEVATION = 12.73 (NAVD88)

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2019 Feasibility Study Goal:

Define parameters for renovating/rebuilding OIH on 9 East Creek road



- ❑ Improve Resident Living and Care environment with current Best Practices.
- ❑ Phase construction so residents and staff remain on site during construction with minimum disruption
- ❑ Address resiliency to climate change and rising seas.
- ❑ Outreach and Inreach - Integration with life in the island



Challenges

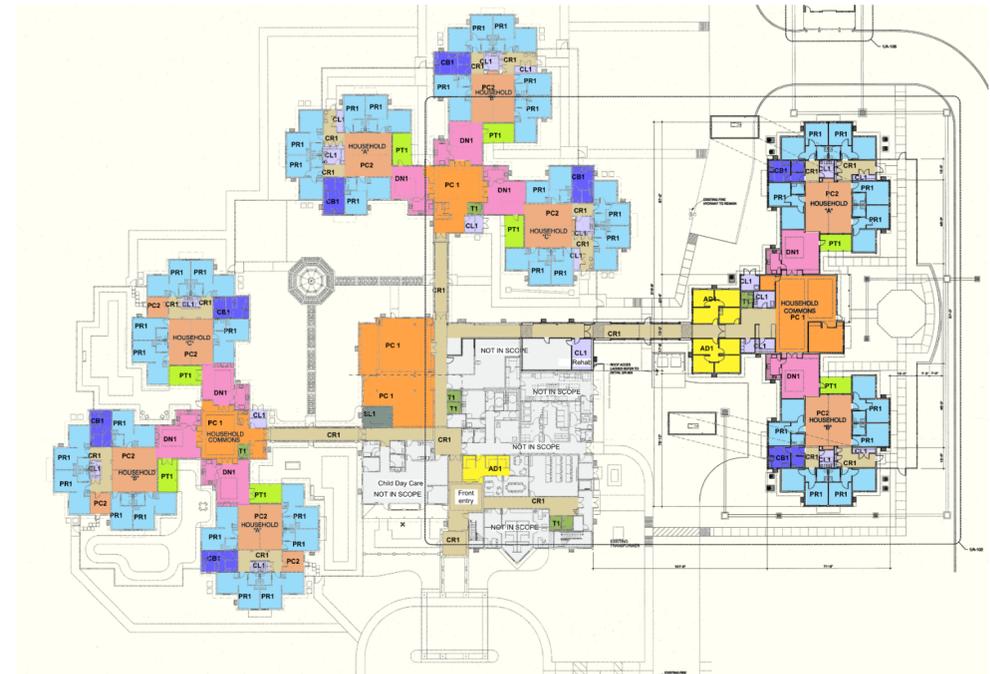
- ❑ Existing building layout and location on site precludes renovations and additions without displacement of residents
- ❑ Existing facility outdated, out of step with best practices and current codes
- ❑ Vulnerability to rising seas
- ❑ Deteriorating building systems
- ❑ Building orientation does not take advantage of site views



Proposed Model of Living & Care: Small House vs. Centralized Operations



- ❑ A previous OIH Feasibility Study in 2015 focused on the “Small House” or “Greenhouse” model of nursing care.
- ❑ Small house model is typically more spread out and requires larger site
- ❑ 9 east Creek could not support a phased small house model without displacement
- ❑ SOLUTION: A hybrid concept featuring the residential vocabulary, spacious living quarters and variety of commons



Option 1



9 East Creek Road, Nantucket, MA 02554

SITE OPTION 1 - FIRST FLOOR PHASE 1

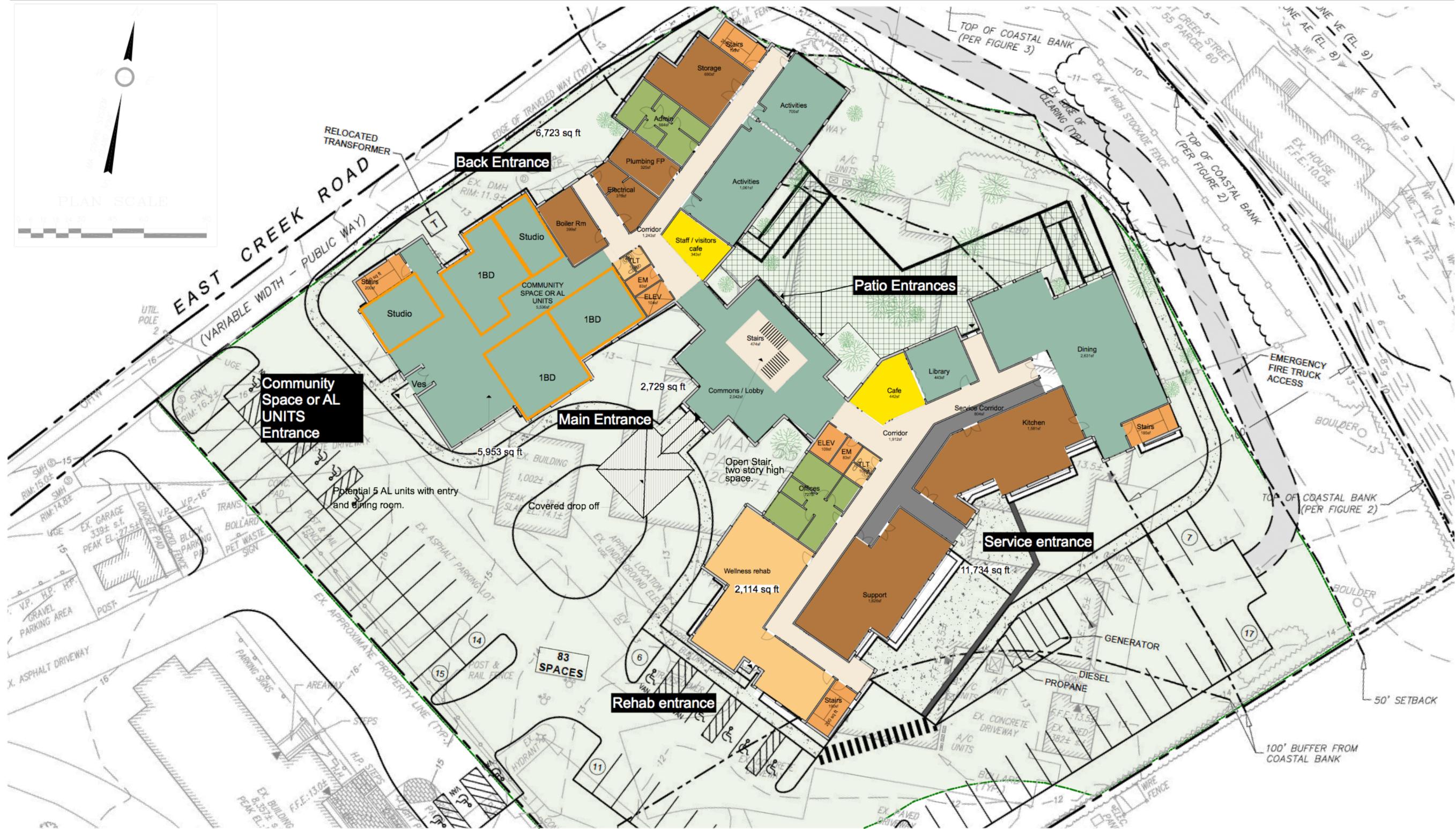
1.1



9 East Creek Road, Nantucket, MA 02554

SITE OPTION 1 - SECOND FLOOR PHS 1

1.2

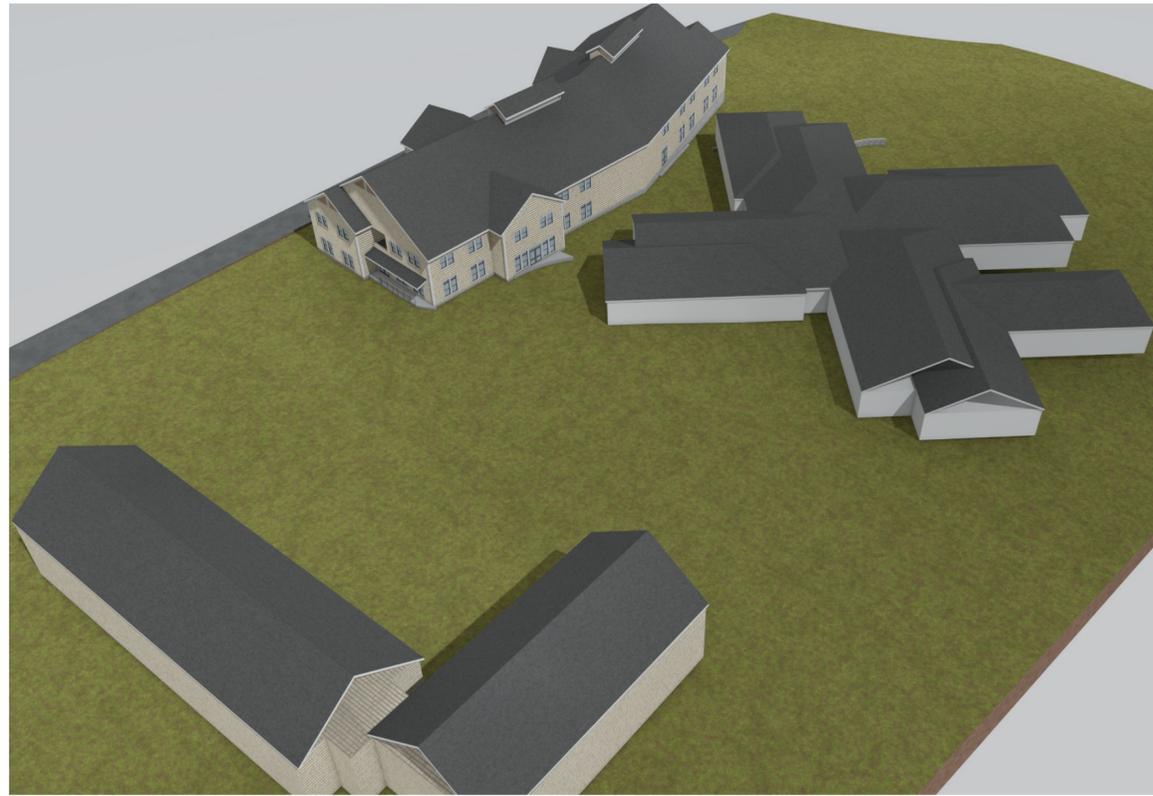


9 East Creek Road, Nantucket, MA 02554

SITE OPTION 1 - FIRST FLOOR PHS 2

1.3

Option 1



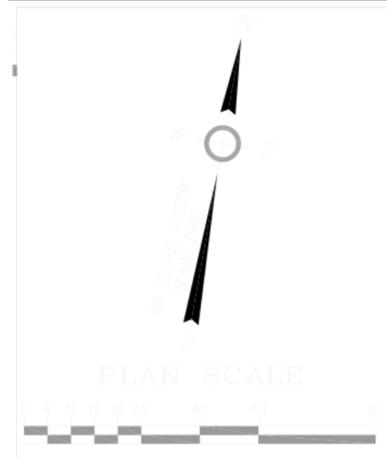
Option 2



9 East Creek Road, Nantucket, MA 02554

SITE OPTION 2 - FIRST FLOOR PHS 1

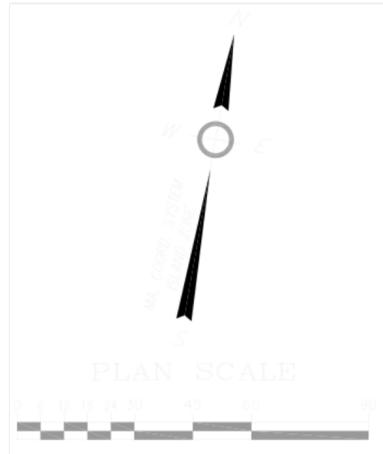
2.1



9 East Creek Road, Nantucket, MA 02554

SITE OPTION 2 - SECOND FLOOR PHS 1

2.2

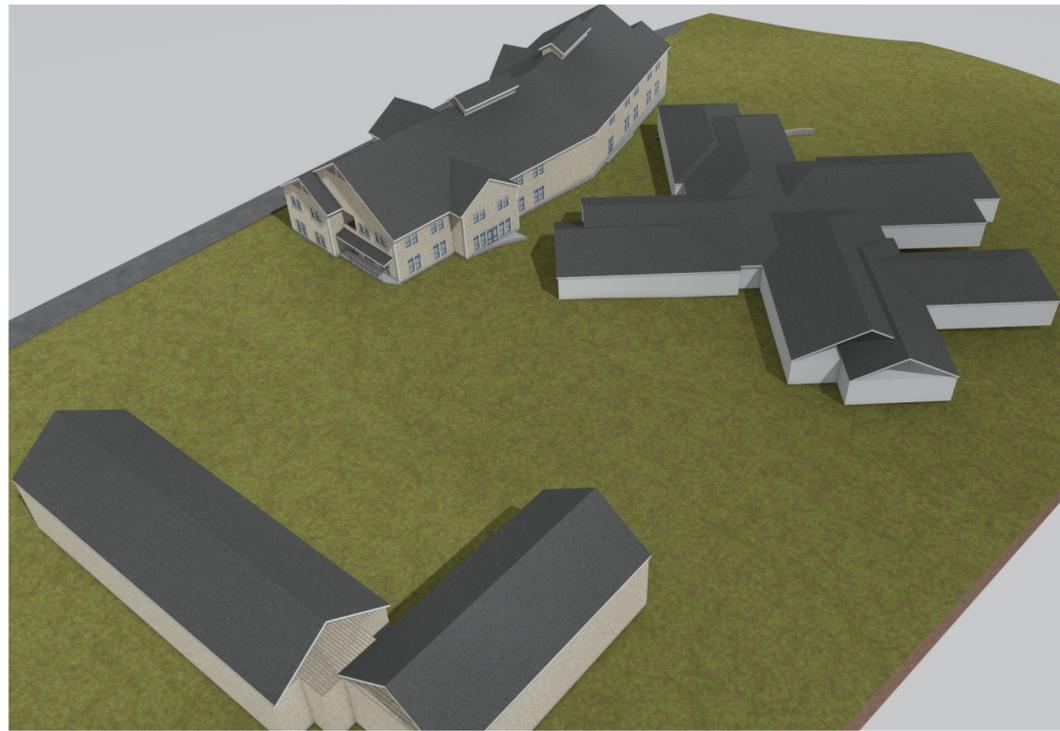


9 East Creek Road, Nantucket, MA 02554

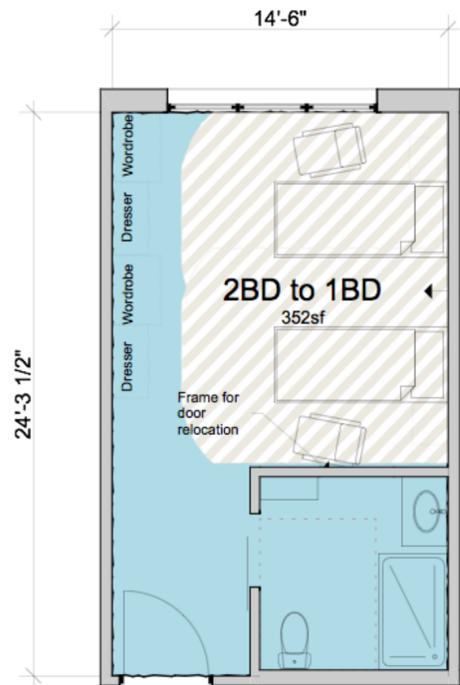
SITE OPTION 2 - FIRST FLOOR PHS 2

2.3

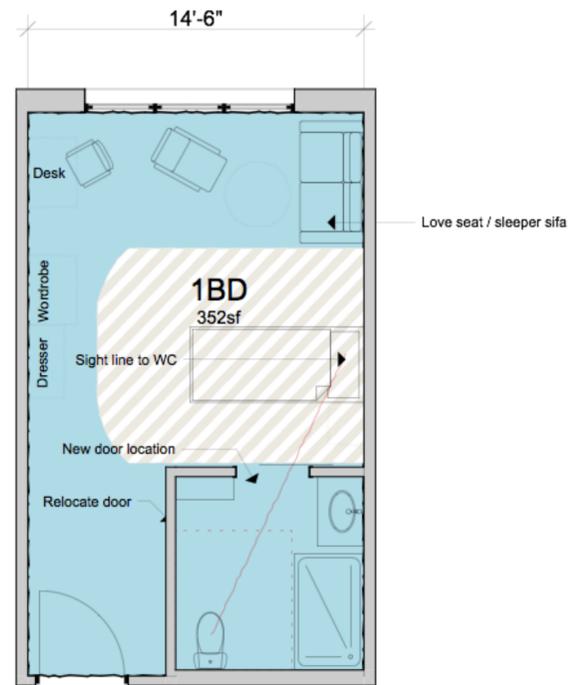
Option 2



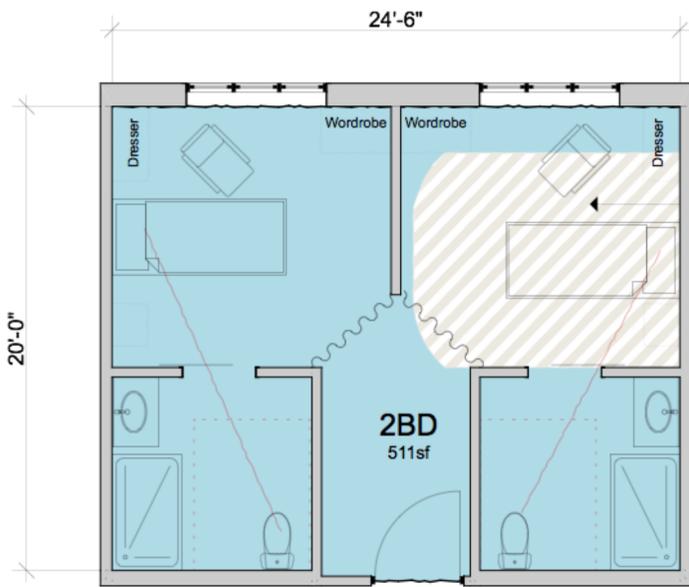
OUR ISLAND HOME RESIDENT ROOMS



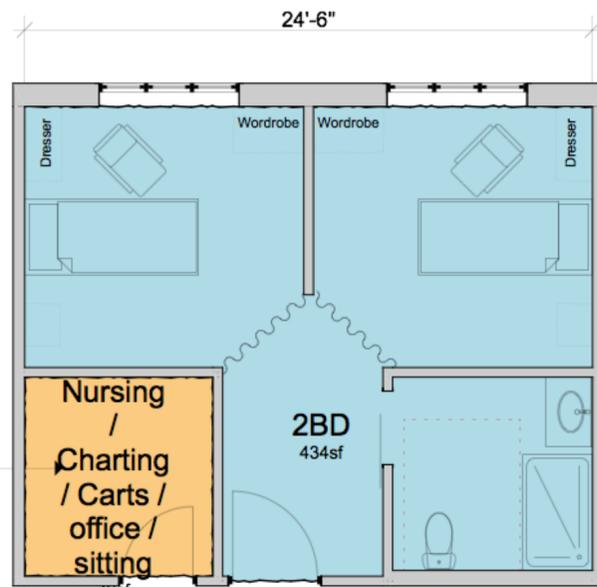
Double room to single room



Single room



Enhanced privacy Double room



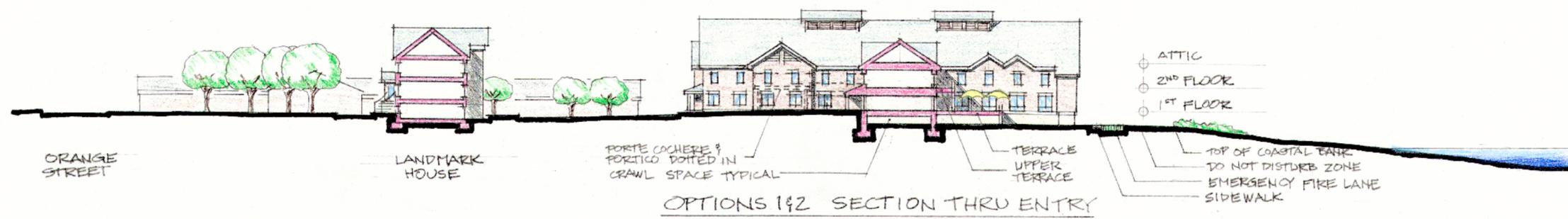
Enhanced privacy Double room W/ shared Bathroom



OPTION 1 SOUTHWEST ELEVATION



OPTION 2 SOUTHWEST ELEVATION 1"=30'



OPTIONS 1&2 SECTION THRU ENTRY

9 East Creek Road, Nantucket, MA 02554

Cost Comparison Report

Monday, July 22, 2019



19 0500
Our Island Home, Nantucket, Option #1 Conceptual Estimate

19 0502
Our Island Home, Nantucket, Option #2 Conceptual Estimate

2019 BOSTON UNION AVERAGE

2019 BOSTON UNION AVERAGE

57156 SF
27,307,764
477.78 /SF

55238 SF
26,630,006
465.92 /SF

Difference
-677,758
-11.86 /SF

Code	Description	Option #1	Option #2	Difference
01	General Requirements	2,854,577	2,857,348	2,771
		49.94 /SF	49.99 /SF	0.05 /SF
02	Existing Conditions	213,847	213,847	0
		3.74 /SF	3.74 /SF	0.00 /SF
03	Concrete	1,142,607	1,093,477	-49,130
		19.99 /SF	19.13 /SF	-0.86 /SF
04	Masonry	438,974	398,444	-40,530
		7.68 /SF	6.97 /SF	-0.71 /SF
05	Metals	2,787,276	2,703,471	-83,805
		48.77 /SF	47.30 /SF	-1.47 /SF
06	Wood, Plastics, and Composites	1,086,712	1,048,598	-38,113
		19.01 /SF	18.35 /SF	-0.67 /SF
07	Thermal and Moisture Protection	1,188,741	1,131,044	-57,698
		20.80 /SF	19.79 /SF	-1.01 /SF
08	Openings	895,110	895,110	0
		15.66 /SF	15.66 /SF	0.00 /SF
09	Finishes	3,589,076	3,604,302	15,226
		62.79 /SF	63.06 /SF	0.27 /SF
10	Specialties	22,499	22,499	0
		0.39 /SF	0.39 /SF	0.00 /SF
12	Furnishings	25,468	25,468	0
		0.45 /SF	0.45 /SF	0.00 /SF
13	Special Construction	527,110	510,389	-16,721
		9.22 /SF	8.93 /SF	-0.29 /SF
14	Conveying Equipment	235,908	235,908	0
		4.13 /SF	4.13 /SF	0.00 /SF
21	Fire Suppression	571,590	552,380	-19,210
		10.00 /SF	9.66 /SF	-0.34 /SF
22	Plumbing	3,715,335	3,590,470	-124,865
		65.00 /SF	62.82 /SF	-2.18 /SF
23	Heating, Ventilating, and Air Conditioning (HVAC)	4,872,039	4,708,754	-163,285
		85.24 /SF	82.38 /SF	-2.86 /SF

19 0500
Our Island Home, Nantucket, Option #1 Conceptual Estimate

19 0502
Our Island Home, Nantucket, Option #2 Conceptual Estimate

26	Electrical	2,166,326	2,093,520	-72,806
		37.90 /SF	36.63 /SF	-1.27 /SF
31	Earthwork	322,650	319,509	-3,141
		5.65 /SF	5.59 /SF	-0.05 /SF
32	Exterior Improvements	513,786	487,334	-26,452
		8.99 /SF	8.53 /SF	-0.46 /SF
33	Utilities	138,134	138,134	0
		2.42 /SF	2.42 /SF	0.00 /SF

Sub Total		27,307,760	Sub Total	26,630,000	
Overhead & Profit	10.00	2,730,777	Overhead & Profit	10.00	2,663,001
Bond	1.00	273,078	Bond	1.00	266,300
Island Factor	30.00	8,192,330	Island Factor	30.00	7,989,002
Design Contingency	15.00	4,096,165	Design Contingency	15.00	3,994,501
Grand Total		42,600,110	Grand Total		41,542,810
Cost/SF		745	Cost/SF		752

Conceptual Cost Estimates

- ❑ Conceptual information - preliminary estimates
- ❑ Opportunities to explore cost reduction: Modular construction - save time & money
- ❑ Future - proofing and protecting OIH investment - Flexible floor plan allows Skilled Nursing to can turn into other uses - Assisted Living, senior housing etc.
- ❑ Attic space can turn into additional nursing / housing floors as needs change
- ❑ Opportunity space on Phase I first floor can house related programs to enrich OIH residents' and community residents lives - Outreach and Inreach programs



LWDA
DESIGN

Architecture
Interior Design
Landscape
Planning