

As of 11/05/13

## **PRELIMINARY LONG-TERM MUNICIPAL SPACE NEEDS PLAN OUTLINE (EXCLUDES "ENTERPRISE FUND BUILDINGS")**

### **I. BUILDINGS THAT NEED TO BE REPLACED, RELOCATED, IMPROVED OR EXPANDED WITHIN NEXT 2-5 YEARS (BECAUSE OF STRUCTURAL, PHYSICAL, OR OTHER MAINTENANCE ISSUES; OR SPACE INADEQUACY):**

#### **A. OUR ISLAND HOME**

- Issues with facility:

1. Increasingly poor physical condition;
2. Costly repairs and renovations needed currently;
3. Regulatory concerns due to age and condition of facility;
4. Outdated model/layout for resident care that meets today's standards/regulations.



- Options:

1. Rebuild at current site; however may not be enough space to build a new facility while maintaining current at same time;
2. Discuss possible partnership w/another entity? (Town provides land and/or a new building; a third party runs it & we provide an annual subsidy);
3. Demolish current building & rebuild at Sherburne Commons (can costs be reduced with shared infrastructure or services? Can another entity operate it there?);
4. Sell current site to conservation group such as Land Bank, use proceeds to offset cost of construction.

- References:

1. Our Island Home Long-term Planning Work Group Report (2013)
2. Preliminary conceptual plans for new facility - DeMarco Associates (2007)

#### **B. FIRE STATION AT PLEASANT ST/SPARKS AVE**

- Issues with facility:

1. Outdated and in need of extensive renovations;
2. Inadequately-sized building for today's fire service;
3. Living quarters not up to standards to house both male and female firefighters;
4. Cost of new building attached to the existing Public Safety Facility at 4 FG (as originally planned) is less than



constructing a stand-alone facility at 4FG, or elsewhere, because of infrastructure already in place at the Public Safety Facility.

- Options:
  1. Build new station attached to Public Safety Facility at 4 Fairgrounds – as originally recommended;
  2. Use sale of current property to help offset construction;
  3. Construct smaller station(s) elsewhere (staffing issue);
  4. Build new station on 4FG property but not attached to Public Safety Facility;
  5. Expand/rebuild at current site on Pleasant Street; however, will not be enough space to build new/expand and retain services at the same time at that location - could incur significant additional cost by having to do this elsewhere temporarily; will have to deal with sewer force main that runs under the current property;
  6. Rebuild at another site (WWCo?); cost likely to be more than currently estimated because no shared infrastructure would be in place.
  
- References:
  1. Citizen Advisory Committee for a Public Safety Facility Report (2008)
  2. “Guidelines for Locating the Nantucket Central Fire Station” (2013)

### **C. 2 FAIRGROUNDS ROAD**

- Issues with facility:
  1. Layout of building, parking & surrounding space could be much better utilized (parking, Park & Ride) elsewhere on-site;
  2. Increasingly worsening physical condition; annual upkeep and repairs becoming costly;
  3. The all-electric utilities make this building extremely inefficient and expensive;
  4. Space layout is not efficient and not conducive for the office use in place now;
  5. Large garage space doesn't work well for much except storage (which is needed and is somewhat convenient here); also building code issues with having public meetings in garage
  6. Renovation (vs new construction) problematic due to structural concerns.



- Options:
  1. Demolish the current 2FG building\* and construct an administrative building for the existing PLUS offices, including a good sized community/meeting room(s) in a more appropriate area of the 2 FG property;
  2. Demolish the current 2 FG building\* and make 2FG property available for another use (such as arts/cultural/community center; park; parking; park-and-ride lot; storage space) – then: move all of the 2FG PLUS offices to 37 Washington Street (provided Finance offices have moved to 20 S Water St –

see below); 37 Washington would probably require some expansion if all PLUS offices are moved there; or: move all of the 2FG PLUS offices to 20 South Water Street and/or 16 Broad Street – both of those buildings would need to be reconfigured; parking would likely be an issue.

*\* other functions that are currently at 2FG (DPW sign shop, Marine & Fire dept storage, Emergency Mgt storage) would have to be relocated.*

- References:

1. 2 Fairgrounds Road Master Plan – Maguire Group 2005
2. “Nantucket Municipal Building Evaluation” draft report by Maguire Group 2007

**D. 20 SOUTH WATER STREET (OLD POLICE STATION DOWNTOWN)**

- Issues with facility:

1. Building is aged and has had no major renovation since the Fire Dept moved out in 1979; NPD utilized the space without major renovations;
2. Building is not suitable for renovations into proper (legal) and suitable office space (the old firehouse configuration limits the possibilities);
3. Building is not ADA-accessible and would require significant infrastructure upgrades that take up potential usable space at significant costs (ie., elevator, bathrooms and ramps);
4. Projected possible renovation configurations do not provide enough usable office space to move an entire department;
5. Building condition is worsening as evidenced by the recent roof and boiler repairs;
6. Heating system inefficient, doesn't work well and requires annual repairs;
7. Flooding can be an issue with an underground spring that surfaces routinely;
8. Sewer line problem surfaces regularly, which causes significant odor inside the building.



- Options:

1. Demolish the building; not sure of the historical significance, if any (unclear determination from HDC);
2. Renovate and expand the building\*; several options are laid out with cost breakdowns and estimates for each option, in the 2011 Report listed below. The options range from a basic renovation to include Finance offices only to an extensive renovation and expansion that involves 16 Broad Street, to include all PLUS offices and all Finance offices, to an “out of the box” option of selling or leasing the building;

3. If 37 Washington Street (Finance) offices were moved to 20 South Water Street, the 37 Washington Street building could be demolished and the Town parking lot expanded (this removes the 37 Washington option for the PLUS offices, however).

*\*2011 Town Meeting approved the sale of 22 Federal Street (aka “Mooney Building”) the revenue from which could be used to offset the costs of renovations at 20 South Water Street (or elsewhere).*

- References:

1. “A Design Feasibility Study for the Re-use of the Former Police Station Building at 20 South Water St” Brown Lindquist Fenuccio & Raber Architects, Inc. (2011). Online at: [http://www.nantucket-ma.gov/Pages/NantucketMA\\_Admin/NewsletterLinks/20SWaterSt.pdf](http://www.nantucket-ma.gov/Pages/NantucketMA_Admin/NewsletterLinks/20SWaterSt.pdf)

***E. MARINE DEPARTMENT – 34 WASHINGTON STREET***

- Issues with facility:

1. The bathrooms, which are structurally attached to the rest of the building, are in poor condition and do not at all reflect the high quality of Nantucket as a destination for visitors;
2. The bathrooms deteriorated during the winter storms of 2012-13 and were “cobbled” back together but need to be renovated ;
3. Design plan funding was appropriated at the 2013 annual town meeting and plans with a construction estimate are expected to be ready for the 2015 annual town meeting.



- Options: (coming)

- References: (coming)

***G. NANTUCKET ELEMENTARY AND/OR MIDDLE (CYRUS PIERCE) SCHOOLS***

- Issues with buildings:

1. Building conditions of both Elementary School and Middle School are fair, classrooms and bathrooms are in need of repair
2. Inadequately-sized buildings for today’s student body
3. Safety issues with both schools front entrances, ie, no locked vestibule

- Options:

1. NPS is working on a Space Needs Study with Kaestle Boos Associates. The results will mean a new school or an addition to the Elementary and Middle Schools

2. Safety and security are of utmost importance; there is an approved capital request to install a keyless entry system throughout the NPS campus. There is another request for FY 15 for the construction of vestibules in both NES and CPS.

References:

### ***F.BRANT POINT BOAT HOUSE***

- Issues with facility:
  1. Increasingly poor physical condition however Town obtained deed in 2012 so can now make renovations legally;
  2. Boathouse is gateway to harbor and must be renovated to Nantucket standards for tourists and residents;
  3. Not handicap/ADA compliant or accessible;
  4. Infrastructure is decaying: ramp not useable; railroad tracks are rusted and pose a safety hazard; bathroom needs repairs, etc.;
  5. Not energy efficient; Energy Office notes the facility as one of the least energy-efficient municipal buildings;
  6. Building not designed to house a shellfish propagation operation, water quality testing facility or office space (adequate office area needed for Biologist(s));
  7. Renovations needed to address building code issues and to make the operation more efficient and productive.
- Options:
  1. CPC funding being applied for construction and renovations for FY 2015 but CPC funds cannot cover design costs;
  2. Building could be made more energy efficient;
  3. Proper renovation can provide better teaching/learning space for community to learn about shellfish;
  4. Renovations are part of the "*Town of Nantucket Natural Resources Department Strategic Plan*" as endorsed by the Board of Selectmen in May, 2013.
- References:
  1. "*Brant Point Shellfish Propagation Laboratory Restoration and Rehabilitation*" 2013 CPC Application;
  2. "*Town of Nantucket Natural Resources Department Strategic Plan*" 2012



***H. COMMUNITY SCHOOL (FKA TEEN CENTER)***

- Issues with facility:
  1. The building is not adequate for the needs of the programming or the offices

- Options:

There is an approved capital request for renovations to the building, which is intended to include the installation of a basement and the renovation of the second floor. There is also a possibility that this building could become administration offices to make room within the schools for more classrooms.



- References:

**II. OTHER MUNICIPAL BUILDINGS THAT WILL NEED SPACE IMPROVEMENTS IN THE NEXT 5-7 YEARS:**

- Town Building at 16 Broad Street (would be incorporated into 20 South Water improvements depending on 20 SW option)
- Visitor Services Building (would be incorporated into 20 S Water St improvements depending on 20 SW option)
- 1 East Chestnut (would be incorporated into 20 S Water St improvements depending on 20 SW option)
- Loran Station Barracks (expand for additional seasonal housing?)

**III. FUNDING TIMELINES/SOURCES – SEE ATTACHED SPREADSHEET**

**IV. NEW SPACE NEEDED (?):**

- Seasonal housing (DPW? Natural Resource? Additional lifeguards?)
- Town-wide vehicle maintenance facility at DPW
- Garage at Public Safety Facility
- Central Storage/Archives Facility

**V. OTHER OPTIONS**

**VI. POLICY ISSUES**

- Downtown vs Out-of-Town
- Work Group?
- Borrowing/Debt Service Policies
- Parking (in town and/or park-and-ride from other out of town lots)

<http://www.nantuckettownmanager.org/SpaceNeeds.html>

**Notes for a final report:**

- **attach the more detailed history of each building;**
- **include recent space needs actions**

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