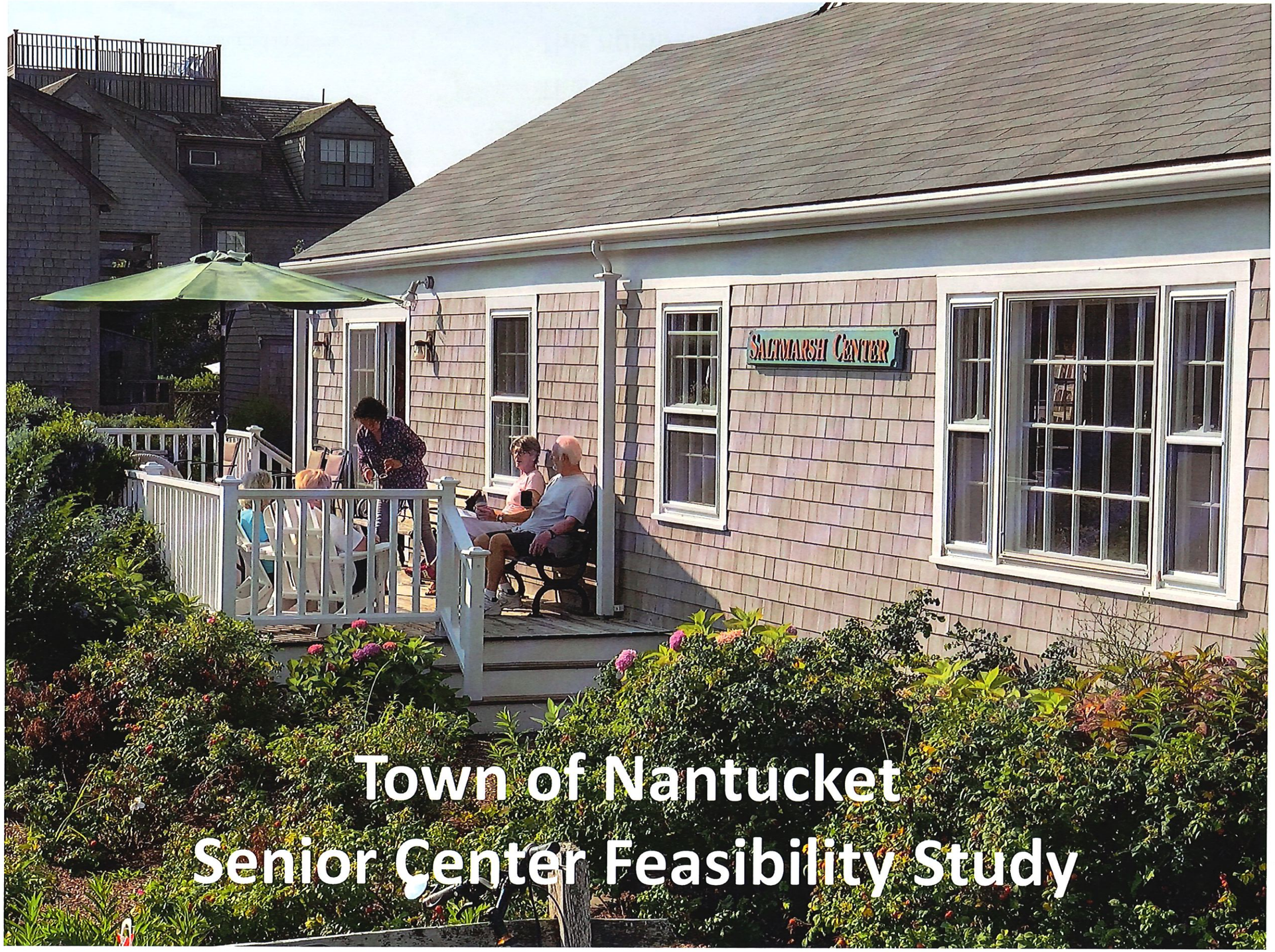

Town of Nantucket
Senior Center Feasibility Study

	Town of Nantucket Adult Center • Program Menu • Draft • REV 4				10-Jan-20	
	Space Identification	Occupancy	SF/Person/ Room	Quantity	Size of Space	
1	Reception Desk Area	2	50	1	100	sf
2	Administration	3	125	1	344	sf
3	Lounge/Library	18	35	1	630	sf
4	Café	32	20	1	630	sf
5	Multipurpose Room (Movable Partition)	200	17	1	3400	sf
6	Game Room with Billiard Tables	24	29	1	686	sf
7	Fitness Room (Basement)	13	56	1	731	sf
8	Dance/Yoga/Tai Chi/Meditation (MP Room)	60	20	1	(Included in MP Rm)	sf
9	Arts/Crafts Classroom	25	30	1	750	sf
10	Small Meeting Room	25	30			sf
11	Meeting Room #1 (Basement)	25	39	1	980	sf
12	Meeting Room #2 (Basement)	15	25	1	375	sf
13	Activity Space #2 (w/divider)	30	25	1	738	sf
14	Activity Space #3 (w/divider)	15	25	1	380	sf
15	Activity Space #4	23	25	1	585	sf
16	Activity Space #5 (Basement - w/divider)	24	25	1	601	sf
17	Activity Space #6 (Basement - w/divider)	26	25	1	650	sf
18	Teaching Kitchen (included in large classrm)					sf
19	Social Day Care	0	40	1	0	sf
20	Social Day Care - Toilet	0	75	1	0	sf
21	Social Day Care - Office	0	120	0	0	sf
22	Wellness Room/Nurses Office	7	30	1	210	sf
23	Kitchen	6	100	1	622	sf
24	Pantry/Receiving	n/a	100	1	100	sf
25	Group Toilets	n/a	275	4	1100	sf
26	"Companion" Toilet - one w/HCP Shower	n/a	75	2	150	sf
27	Staff Toilet		50	1		sf
28	Basement Storage (all rooms)	n/a	n/a	n/a	1185	sf
29	MP Room Storage	n/a	228	1	228	sf
30	Arts/Crafts Classroom Storage	n/a	175	1	115	sf
31	Exterior Storage	n/a	60	1	60	sf
32	Mechanical Areas (Attick Level)	n/a	250	1	250	sf
33	Other					
34			15,600nsf			
35						
Total Net Square Feet (NSF)					15,600	NSF
Gross To Net Efficiency Factor - Gross SF Factor = 1.2					18,095.88	GSF

Catlin Architecture, PC

Color Indicates Program located in basement

Color Indicates Program is not included in plans

New Construction

Nantucket Adult Community Center Project Cost Estimate				10-Jan-20
Building and site costs (18,095sf)		$ 14,928,375	Assumes normal footings	
			Assumes "pad ready site"	
Add Altenates				
		$ 14,928,375	$ 14,928,375	
Owner's Contingency	5.0%		$ 746,419	
Architect and Engineering Fees		$ 1,418,196		
Owner's Project Manager		$ 250,000		
OPM cost estimate		$ 35,000		
Building Commissioning		$ 25,000		
Final Drawing Review		$ 10,000		
Clerk of the Works		$ 65,000		
Construction Testing		$ 10,000		
Bid Advertising/printing		$ 5,000		
Soils testing		$ 8,000		
Site topographic survey		$ 14,000		
FF&E		$ 180,950		
Security		$ 15,000		
Exercise Equipment		$ 30,000		
IT		$ 20,000		
Total Estimated Soft Costs			$ 2,086,146	
Total Project Costs - TPC (estimated)			$ 17,760,939	
Design Contingency	2.5%		$ 444,023	
Escalation Winter 2021	3.0%		$ 546,149	Cost/SF
Total Project Cost (TPC)			**$ 18,751,112**	$ 1,036

This number does include the basement

This number does not include property acquisition

1 BASEMENT
1/8" = 1'-0"

Lower Level
6,875gsf

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STUDY
01-09-2020

No.	Description	Date

Project Title: NANTUCKET

Sheet Title: BASEMENT PLAN

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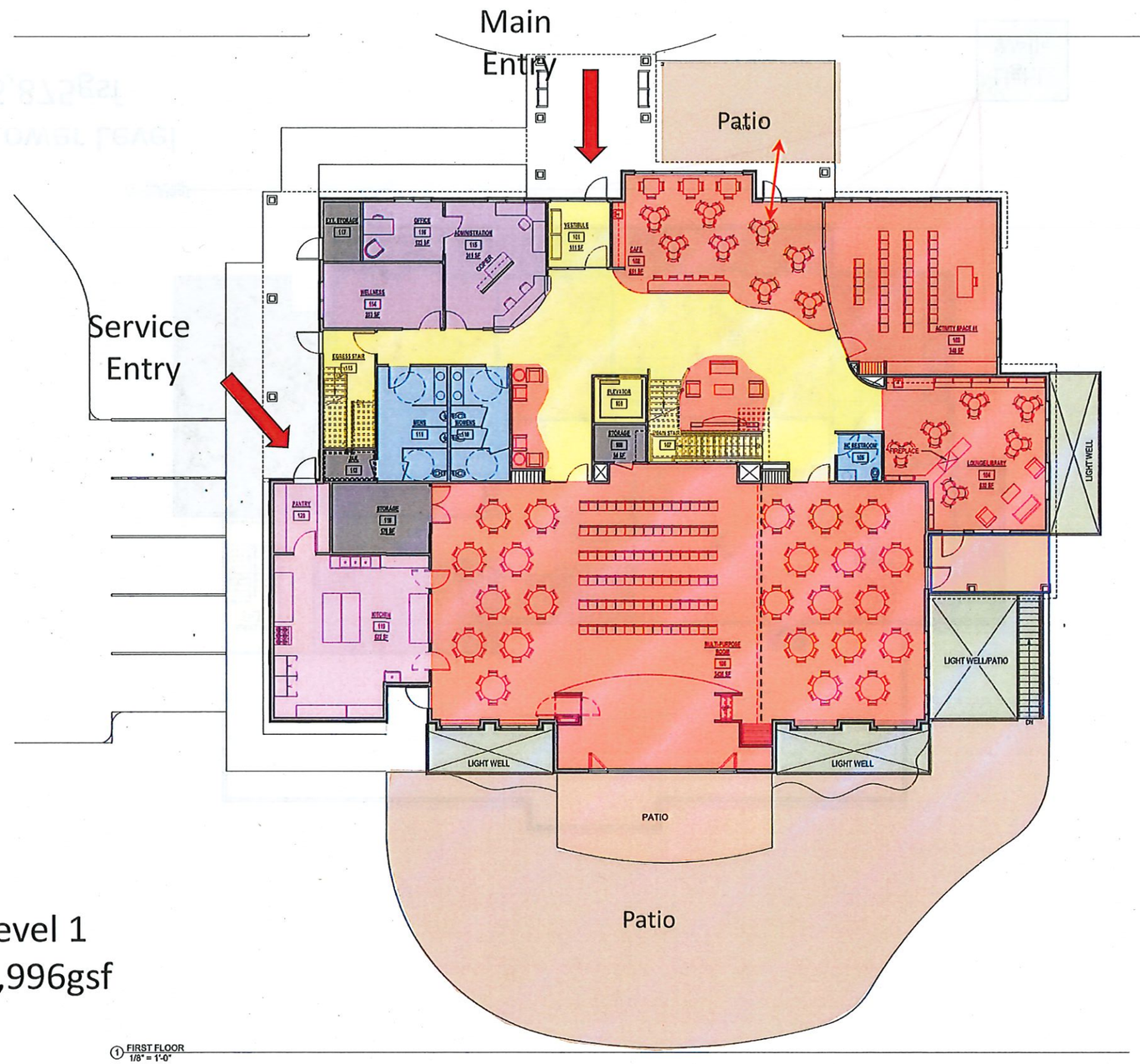

Level 1
9,996gsf

① FIRST FLOOR
1/8" = 1'-0"

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☐	BID SET	DATE:
☐	PERMIT SET	DATE:
☐	CONSTRUCTION SET	DATE:

STUDY
01-09-2020

No.	Description	Date

Project Title:
NANTUCKET

Sheet Title:
FIRST FLOOR PLAN

Project Number:	20160002
Drawn By:	
Scale:	1/8" = 1'-0"
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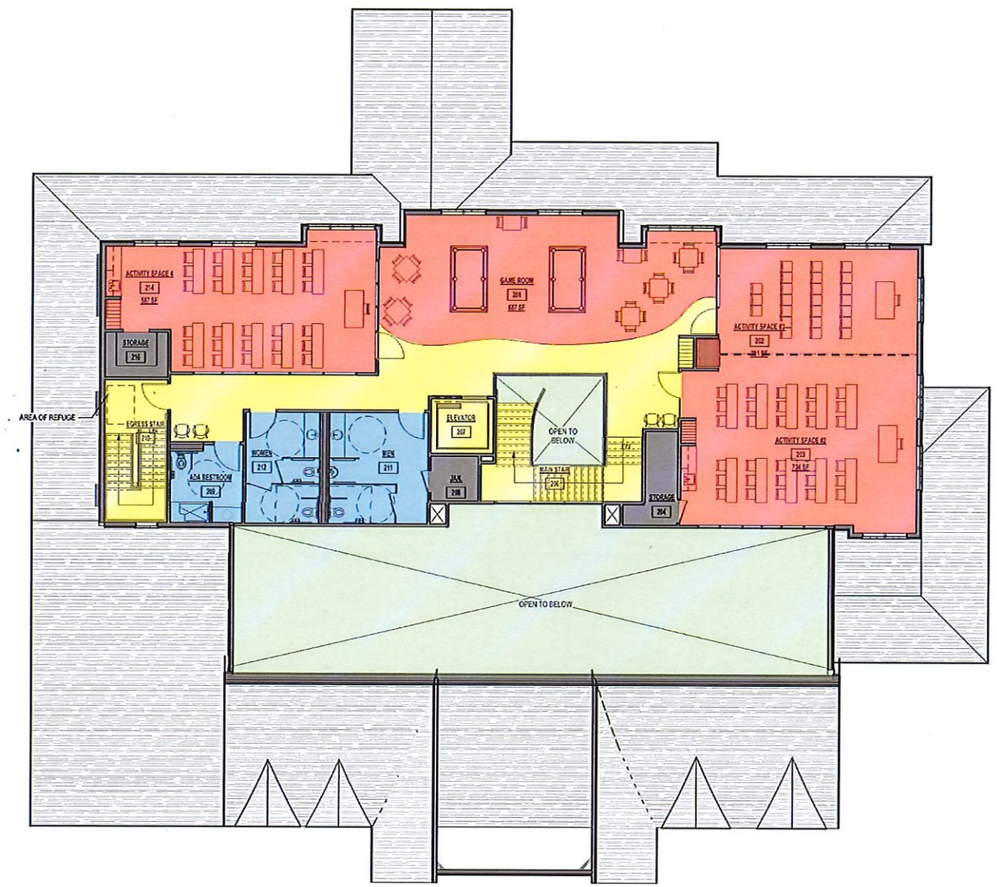

1 SECOND FLOOR
1/8" = 1'-0"

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☐	CONSTRUCTION SET	DATE:

STUDY

01-09-2020

No.	Description	Date

Project Title:
NANTUCKET

Sheet Title:
SECOND FLOOR PLAN

Project Number: 20160002
Drawn By:
Scale: 1/8" = 1'-0"
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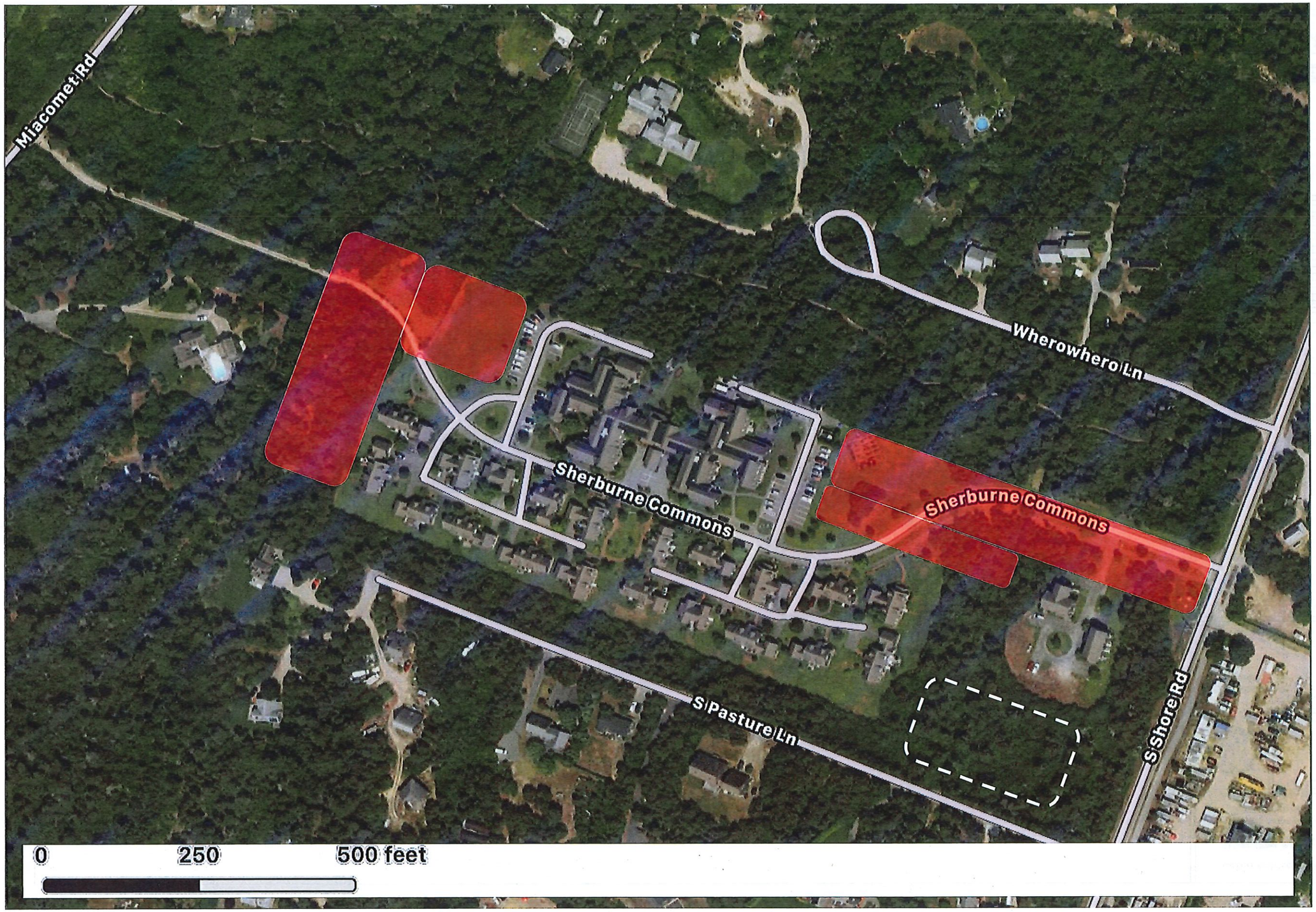

Miacomet Rd
Wherowhero Ln
Sherburne Commons
Sherburne Commons
S Pasture Ln
S Shore Rd
0
250
500 feet

NANTUCKET REGISTRY OF DEEDS

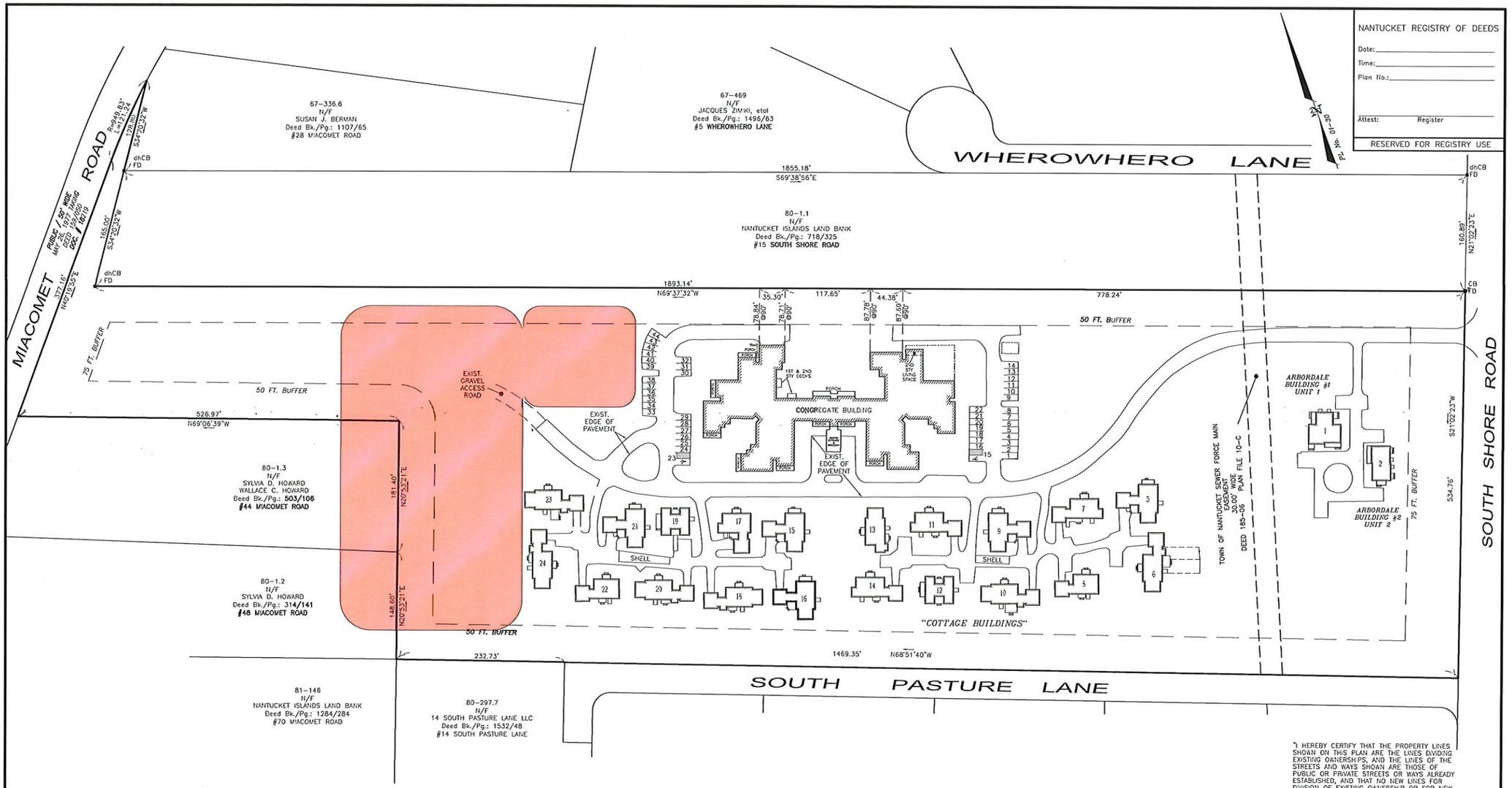
Date:

Time:

Plan No.:

Attest: Register

RESERVED FOR REGISTRY USE



PARCEL AREA:
19.949 ACRES (868,978 S.F.±)

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PROFESSIONAL LAND SURVEYOR — PROFESSIONAL LAND SURVEYOR — DATE

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T:\LE025 JOB 31
V:\DRAWFILES\B8138\CONDO PLANS.dwg 10/18/2017 11:46:10 AM EDT

NO.	DATE	DESCRIPTION	BY
4	10/18/17	STRUCTURE DIMENSIONS ADDED	CJA
3	10/11/17	DRAFT PLAN SET	CJA
2	03/30/17	DRAFT PLAN SET	CJA
1	08/11/16	INITIAL PLAN SET	CJA

GRAPHIC SCALE
60 0 30 60 120 240
(IN FEET)
1 inch = 60 ft.

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20 TEASDALE CIRCLE
NANTUCKET, MASSACHUSETTS 02554
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www.blackwellsurvey.com

OWNER INFORMATION

THE RESIDENCES AT SHERBURNE COMMONS, INC.
DEED BK. 1467, PG. 108
PLAN No. 01-30, PARCEL 1
ASSOSSOR'S MAP 80, PARCEL 01
#143 SHERBURNE COMMONS LANE

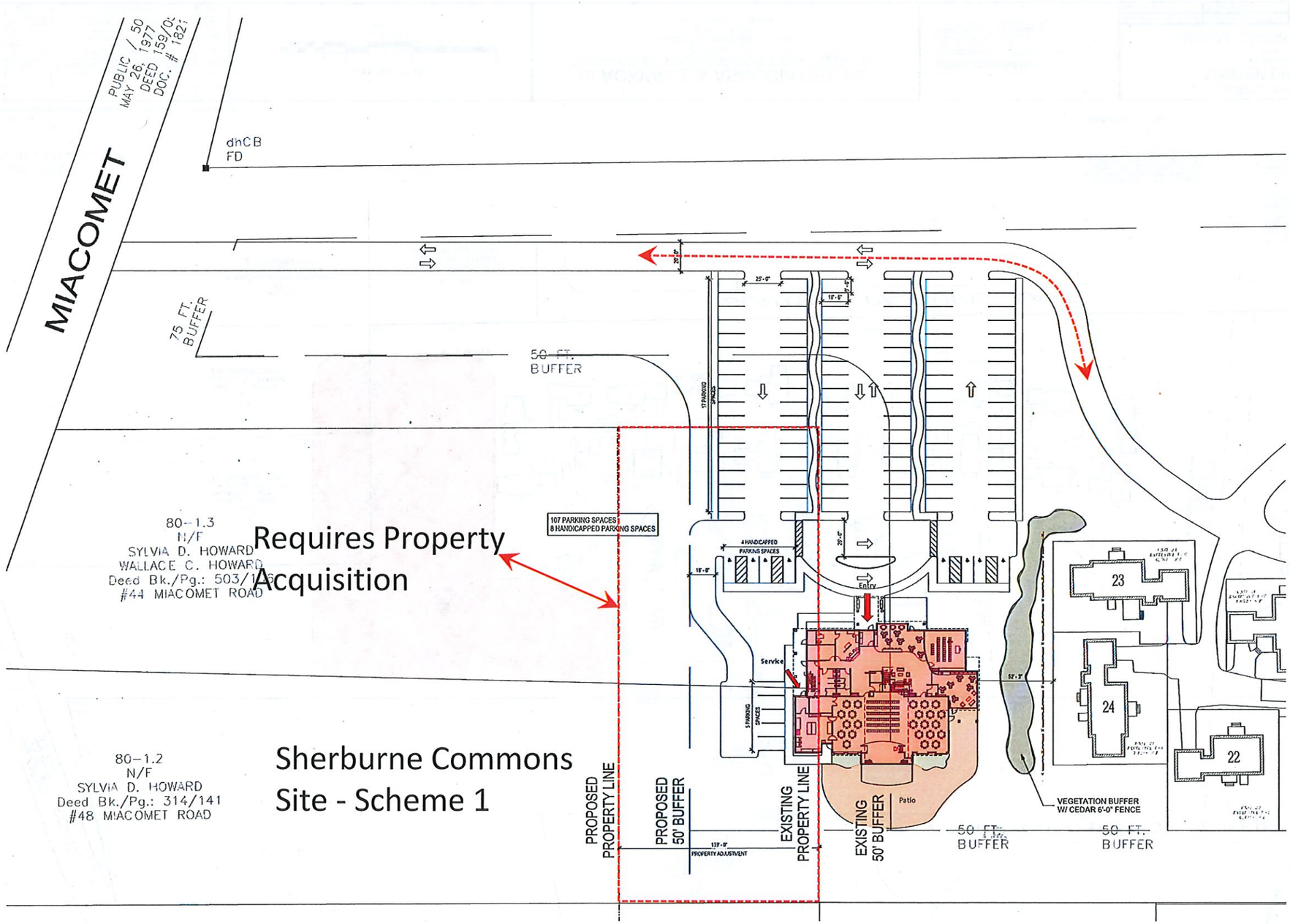
ASSESSOR MAP 80, PARCEL 01

MASTER DEED SITE PLAN

in Nantucket, MA
Prepared for
SHERBURNE COMMONS LEASEHOLD CONDOMINIUM

Design/Drawn by: JLB/CJA | Date: OCTOBER 18, 2017
Approved by: JLB | Scale: 1"=60'

SHEET 1 OF 6 — B8138



Site Plan - Scheme 1
1" = 30'-0"

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☐	CD'S 100%	DATE:
☐	BID SET	DATE:
☐	PERMIT SET	DATE:
☐	CONSTRUCTION SET	DATE:

STUDY

12 - 18 - 2019

No.	Description	Date

Project Title: NANTUCKET

Sheet Title: SITE PLAN - SCHEME 1

Project Number: 20160002
Drawn By:
Scale: 1" = 30'-0"
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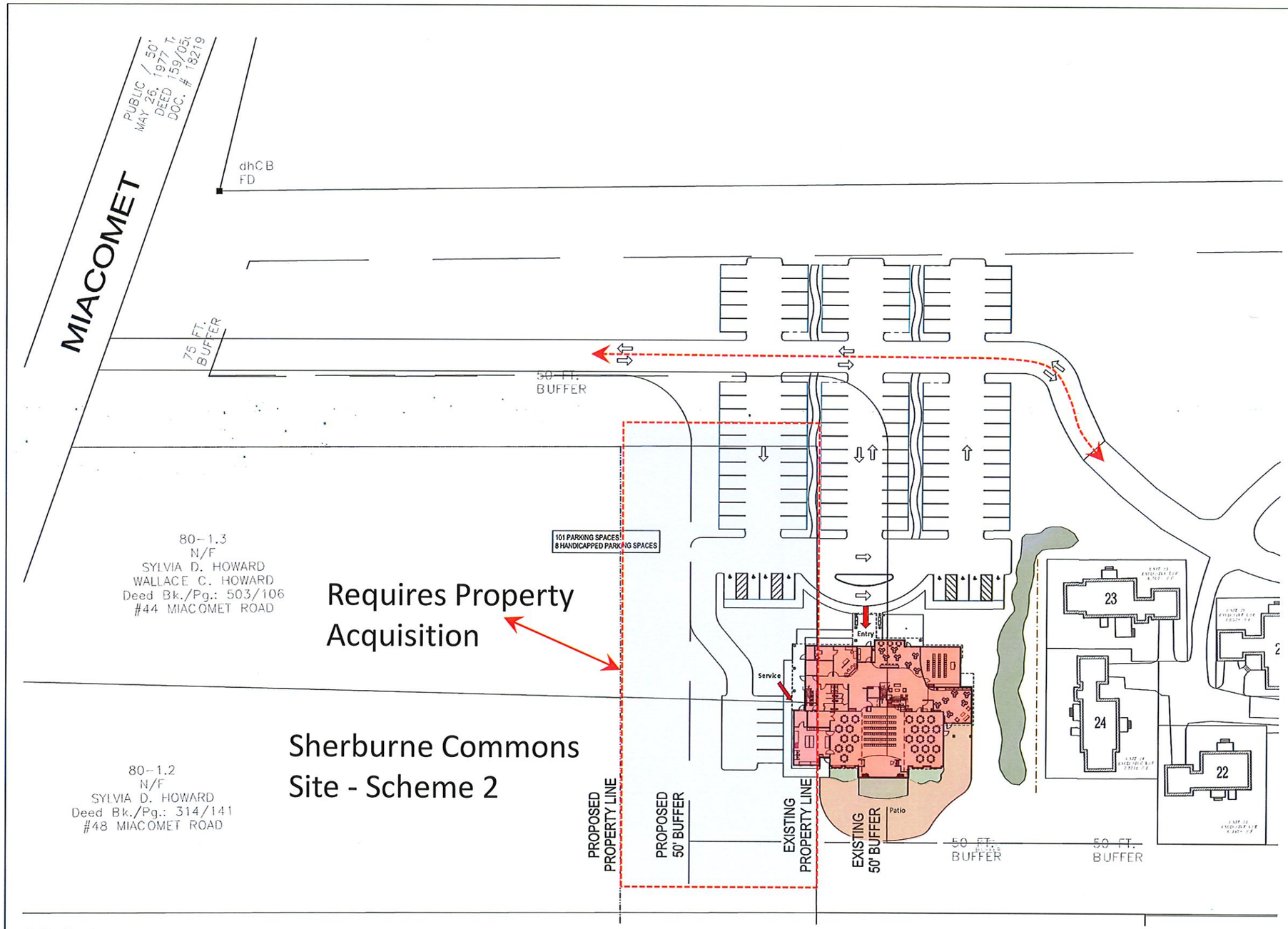

1 Site Plan - Scheme 2
1" = 30'-0"

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STUDY

12 - 18 - 2019

No.	Description	Date

Project Title: NANTUCKET

Sheet Title: SITE PLAN - SCHEME 2

Project Number: 20160002
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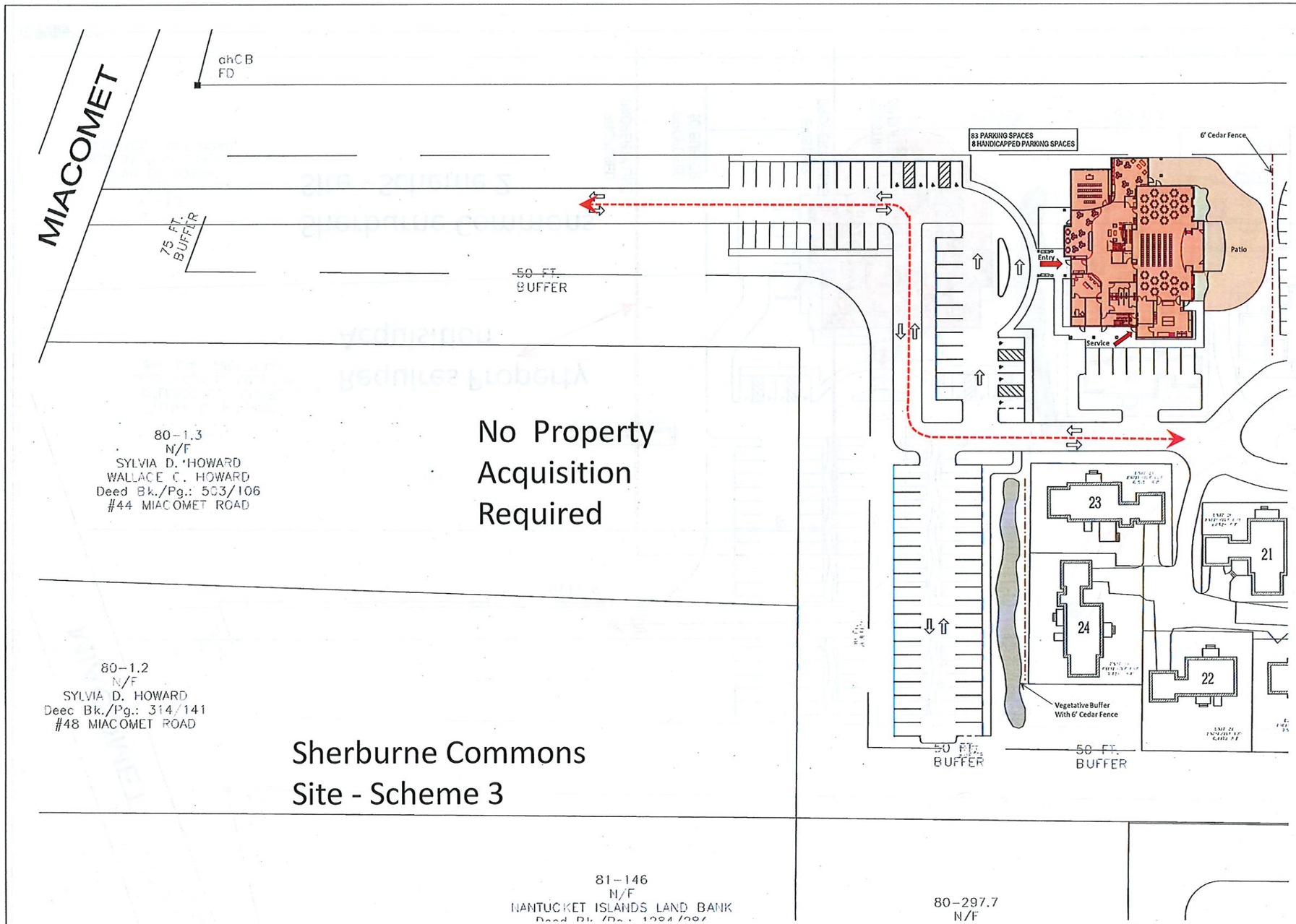

1 Site Plan - Scheme 3
1" = 30'-0"

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☐	CD'S 100%	DATE:
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☐	PERMIT SET	DATE:
☐	CONSTRUCTION SET	DATE:

STUDY

12 - 18 - 2019

No.	Description	Date

Project Title:
NANTUCKET

Sheet Title:
SITE PLAN - SCHEME 3

Project Number:	20160002
Drawn By:	
Scale:	1" = 30'-0"
Print Date:	12/19/2019 1:58:02 PM

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NANTUCKET REGISTRY OF DEEDS

Date:

Time:

Plan No.:

Attest: Register

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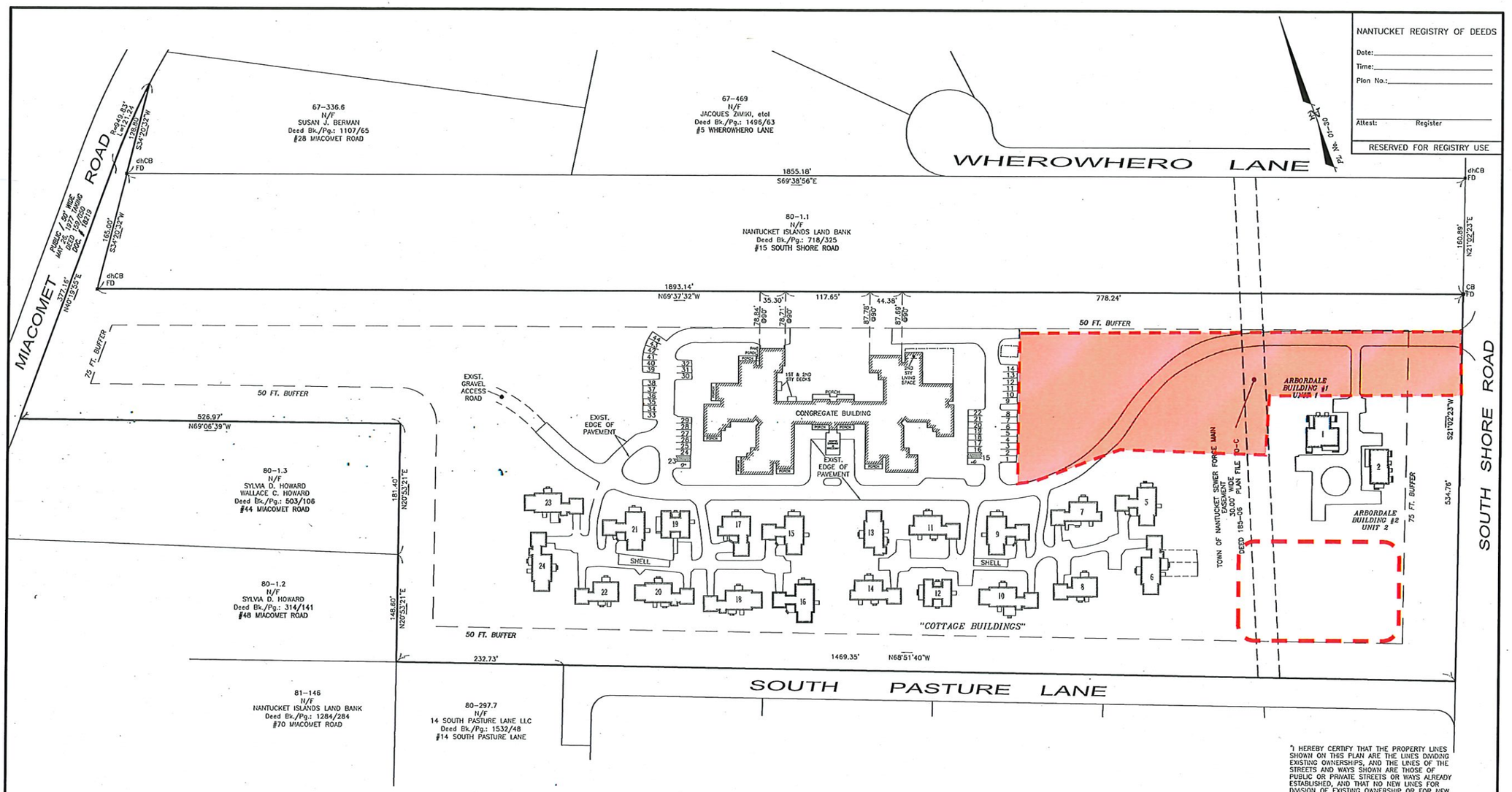

PARCEL AREA:
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PROFESSIONAL LAND SURVEYOR

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PROFESSIONAL LAND SURVEYOR DATE

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NO.	DATE	DESCRIPTION	BY
4	10/18/17	STRUCTURE DIMENSIONS ADDED	CJA
3	10/11/17	DRAFT PLAN SET	CJA
2	03/30/17	DRAFT PLAN SET	CJA
1	08/11/16	INITIAL PLAN SET	CJA

GRAPHIC SCALE
60 0 30 60 120 240
(IN FEET)
1 inch = 60 ft.

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OWNER INFORMATION

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PLAN No. 01-30, PARCEL 1
ASSOSSOR'S MAP 80, PARCEL 01
#143 SHERBURNE COMMONS LANE

ASSESSOR MAP 80, PARCEL 01

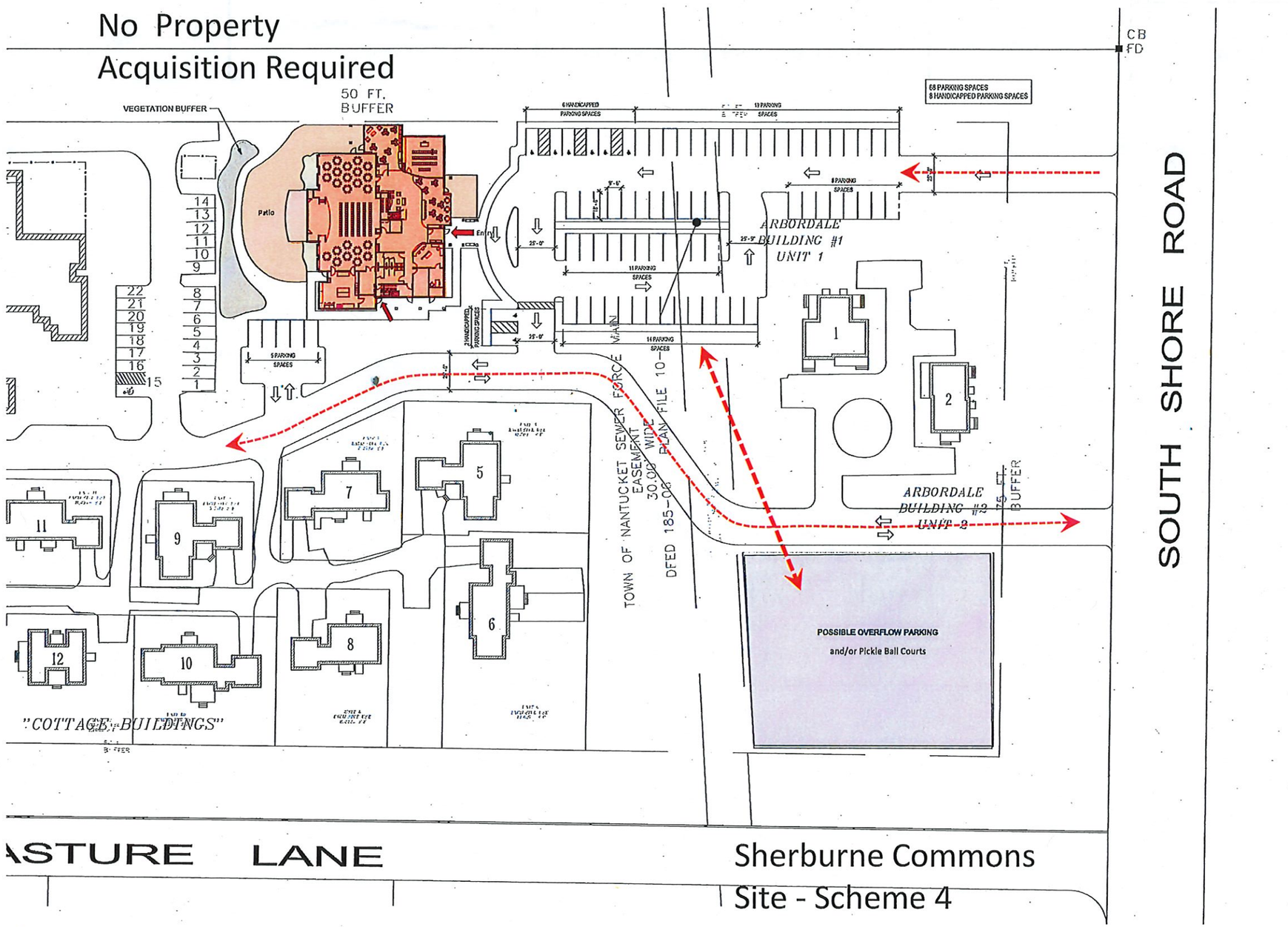
MASTER DEED SITE PLAN

in Nantucket, MA
Prepared for

SHERBURNE COMMONS LEASEHOLD CONDOMINIUM

Design/Drawn by: JLB/CJA | Date: OCTOBER 18, 2017
Approved by: JLB | Scale: 1"=60'

SHEET 1 OF 6 B8138



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☐	CONSTRUCTION SET	DATE:

STUDY

12 - 18 - 2019

No.	Description	Date

Project Title: NANTUCKET

Sheet Title: SITE PLAN - SCHEME 7

Project Number: 20160002
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Scale: 1" = 30'-0"
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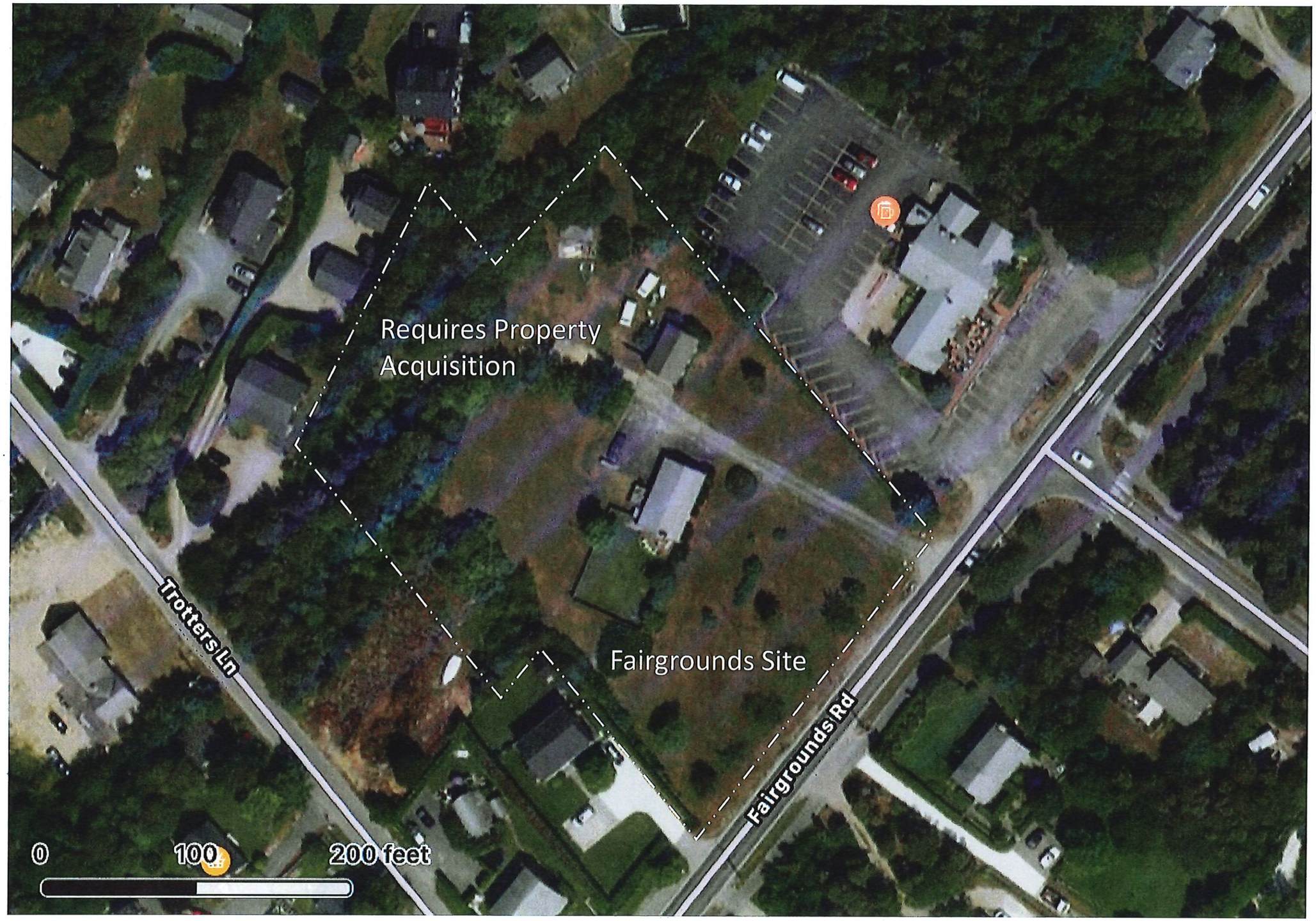
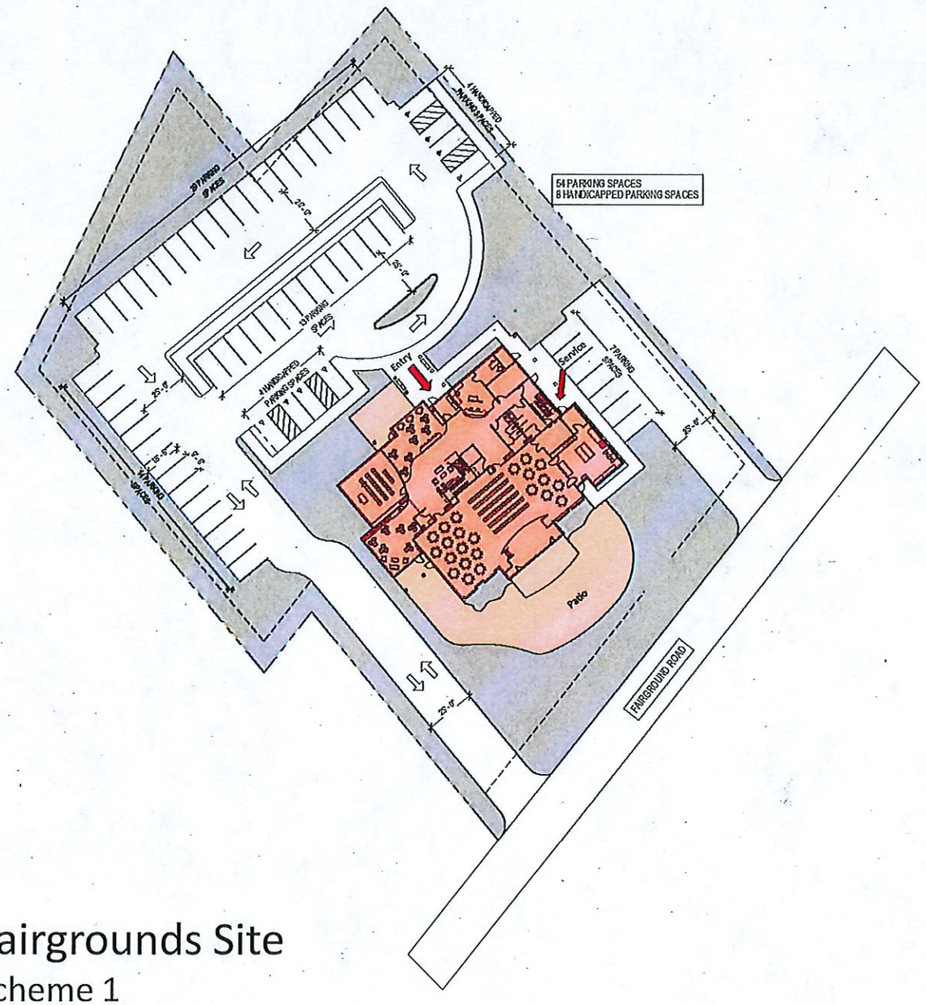

Requires Property
Acquisition
Fairgrounds Site
Trotters Ln
Fairgrounds Rd
0
100
200 feet



Fairgrounds Site

Scheme 1

① Site Plan - Scheme 5
1" = 30'-0"

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□	CONSTRUCTION SET	DATE:

STUDY

12 - 18 - 2019

No.	Description	Date

Project Title:
NANTUCKET

Sheet Title:
SITE PLAN - SCHEME 5
Fairgrounds

Project Number:	20160002
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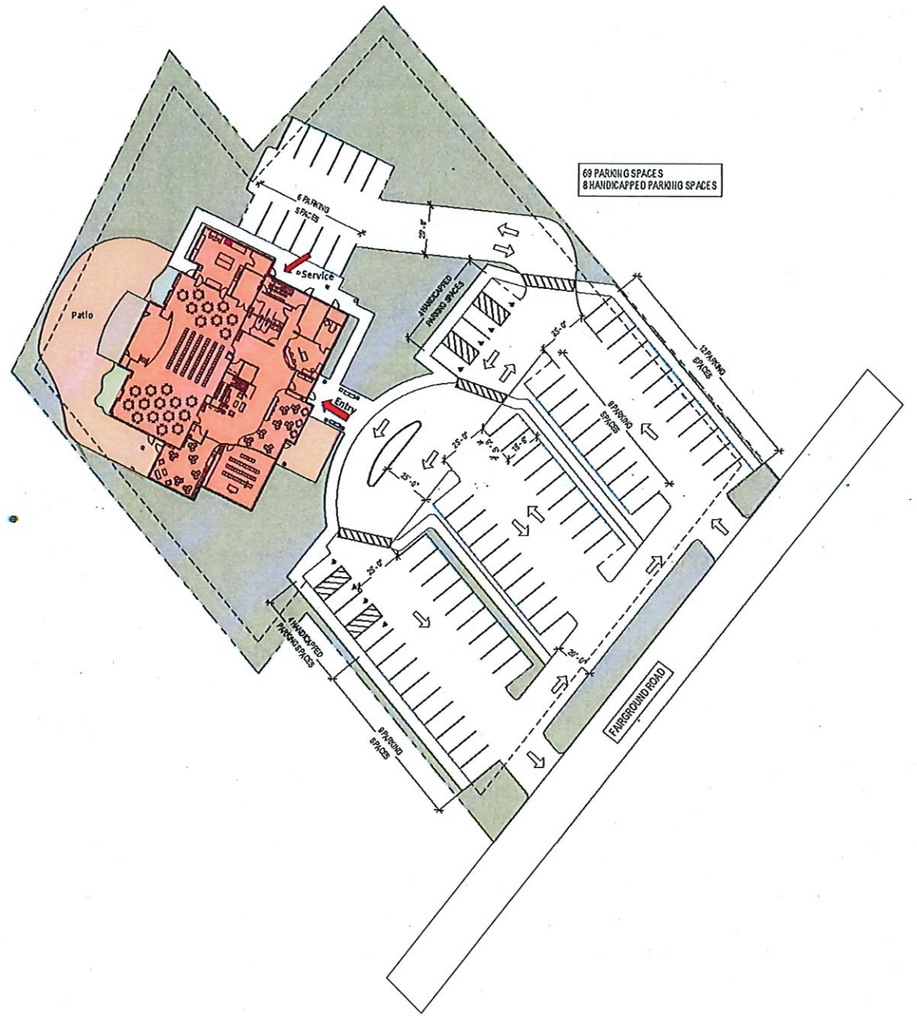

Fairgrounds Site

Scheme 2

① Site Plan - Scheme 6
1" = 30'-0"

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☐	CD'S 100%	DATE:
☐	BID SET	DATE:
☐	PERMIT SET	DATE:
☐	CONSTRUCTION SET	DATE:

STUDY

12 - 18 - 2019

No.	Description	Date

Project Title:
NANTUCKET

Sheet Title:
SITE PLAN
Fairgrounds

Project Number:	20160002
Drawn By:	
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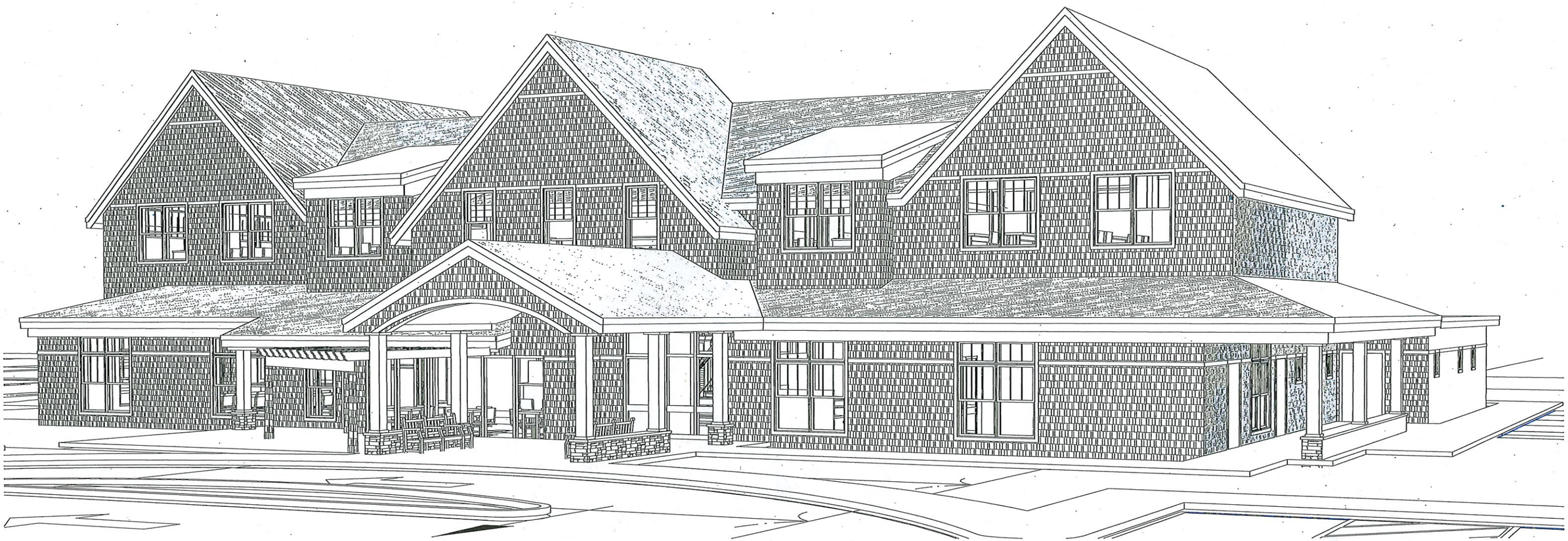
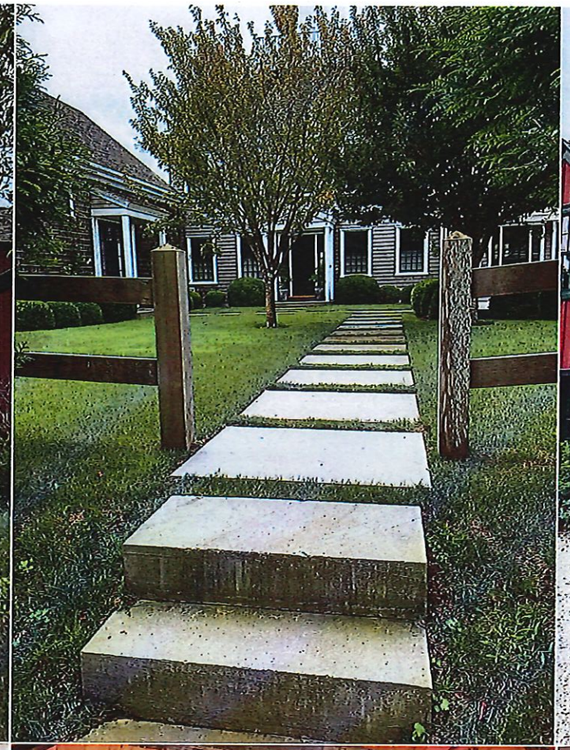
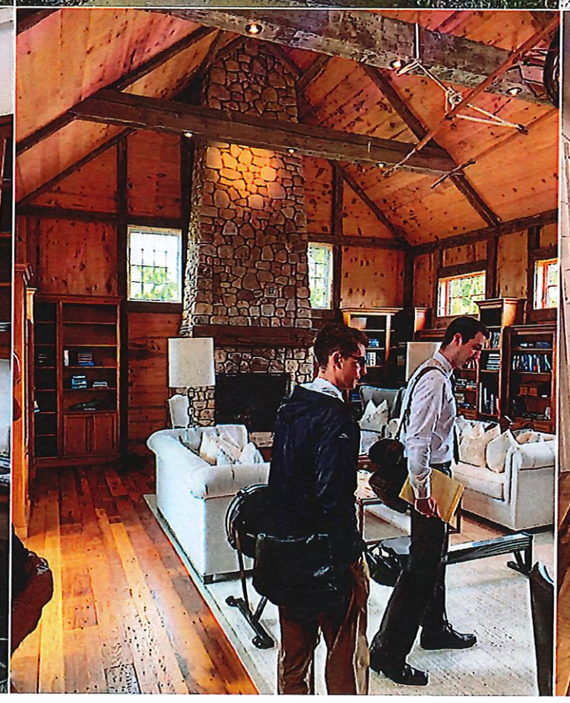


Catlin Architecture, PC



Folger Farm



	Town of Nantucket Adult Center • Program Menu • Folger Farm				10-Jan-20	
	Space Identification	Occupancy	SF/Person/ Room	Quantity	Size of Space	
1	Reception Desk Area	2	50	1	100	sf
2	Administration	2	75	1	150	sf
3	Lounge/Library	21	35	1	740	sf
4	Café - Activities	30	30	1	889	sf
5	Multipurpose Room	86	15	1	1285	sf
6	Game Room with Billiard Tables	23	30	1	685	sf
7	Fitness Room	12	60	1	737	sf
8	Dance/Yoga/Tai Chi/Meditation (MP Room)	40	20	1	(Included in MP Rm)	sf
9	Card/Conference Room	14	17	1	0	sf
10	Arts/Crafts Classroom (Studio by MP Room)	25	30	1	739	sf
11	Classroom - Possible Partition Divider	23	20	2	468	sf
12	Small Meeting Room(s)	15	25	1	0	sf
13	Teaching Kitchen				0	sf
14	Social Day Care	0	40	1	0	sf
15	Social Day Care - Toilet		75	1	0	sf
16	Social Day Care - Office		120	0	0	sf
17	Wellness Room/Nurses Office	12	35	1	437	sf
18	Kitchen	4	75	1	270	sf
19	Pantry/Receiving	n/a	100	1	0	sf
20	Group Toilets	n/a	245	2	302	sf
21	"Companion" Toilet - one w/HCP Shower	n/a	75	7	565	sf
22	Staff Toilet		50	1		sf
23	Lobby/Vestibule	7	45	1	315	sf
24	Barn Storage (Basement)			1	2782	sf
25	Janitor's Closet	n/a	60	3	180	sf
26	MP Room Storage	n/a	500	1	0	sf
27	Arts/Crafts Classroom Storage	n/a	175	1	0	sf
28	Classroom Storage	n/a	75	3	0	sf
29	Exterior Storage	n/a	70	2	62	sf
30	Loan Closet (Medical Equipment)	n/a	150	0	0	sf
31	Mechanical Areas	n/a	250	2	170	sf
32	Other					
33	Staff Apartment (s)			1	521	sf
34	Town Office (s) (File Storage)					
35	Food Pantry					
36	Woodworking					
37	Service Agency Offices					
38	Branch Library					
39	Indoor Walking Track					
40						
41						
41						
	Total Net Square Feet (NSF)				11,397	NSF
	Gross To Net Efficiency Factor - Gross SF Factor = 1.4				15,499.92	GSF

Basement Addition Adds 3,000sf

11,397

Catlin + Petrovick Architects, PC

	Outdoor
1	Pickle Ball
2	Patio
3	Walking Trails

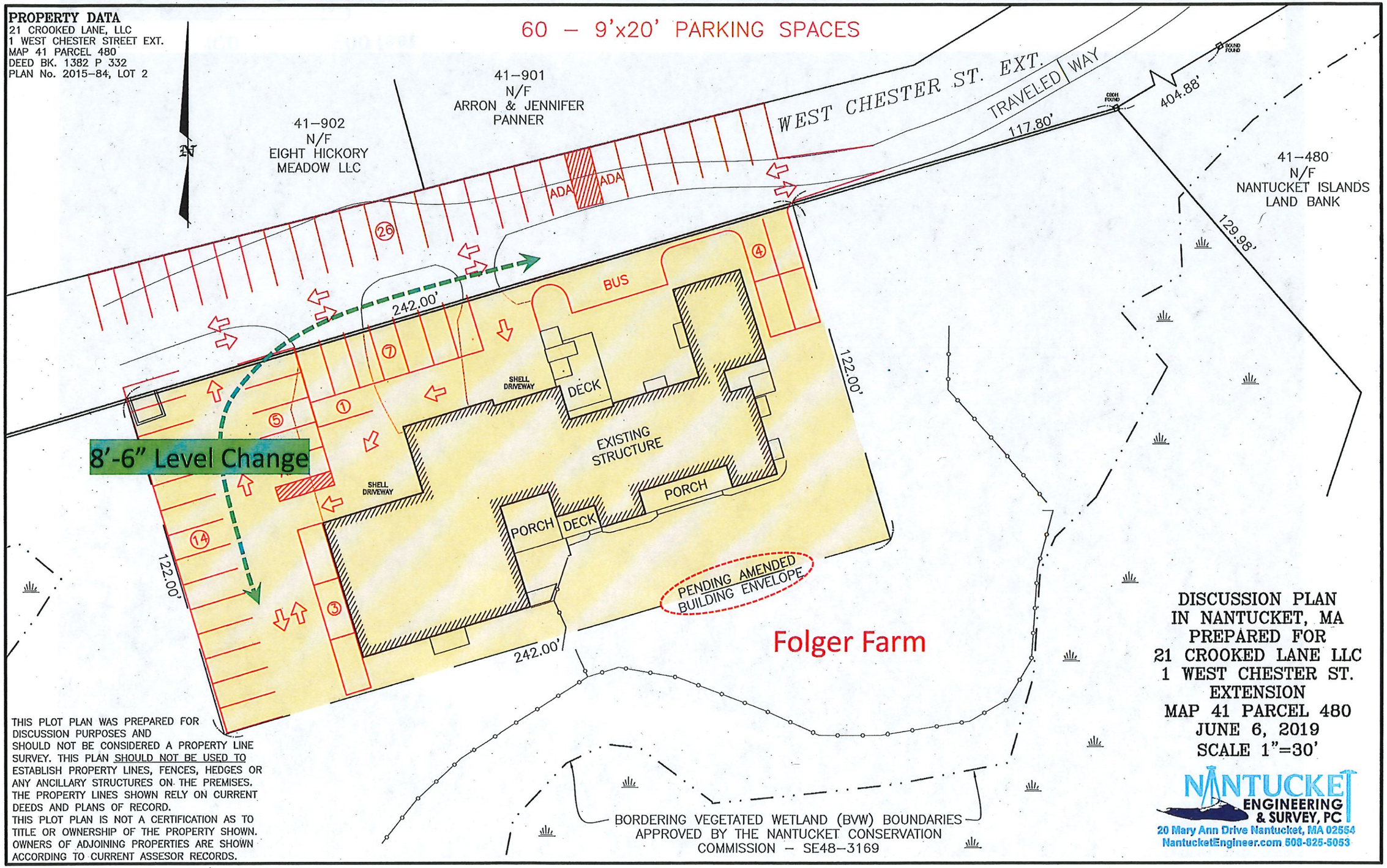
Folger Farm							10-Jan-20
Building Size	15500	gsf	$ 450.00	/sf	$ 6,975,000		
Owner's Contingency		10%			$ 697,500		
					$ 7,672,500		
Soft Costs		20%			$ 1,534,500		
					$ 9,207,000		
Design Contingency		4%			$ 368,280		
					$ 9,575,280		
Escalaation to 2021		3%			$ 287,258		
							Cost/SF
Total Project Cost (TPC) w/out Basement Expansion						**$ 9,862,538**	$ 636
Addition to Building	3000	sf	$ 750.00	/sf	$ 2,250,000		
Owner's Contingency		8%			$ 168,750		
					$ 2,418,750		
Soft Costs		20%			$ 483,750		
					$ 2,902,500		
Design Contingency		3%			$ 87,075		
					$ 2,989,575		
Escalation to 2021		0.03			$ 89,687	$ 3,079,262	
							Cost/SF
Total Project Cost (TPC) with Basement Expansion						**$12,941,801**	$ 835

This number does not include property acquisition

Color Indicates Programs not included in plans

Folger Farm
0
100
200 feet

PROPERTY DATA
21 CROOKED LANE, LLC
1 WEST CHESTER STREET EXT.
MAP 41 PARCEL 480
DEED BK. 1382 P 332
PLAN No. 2015-84, LOT 2



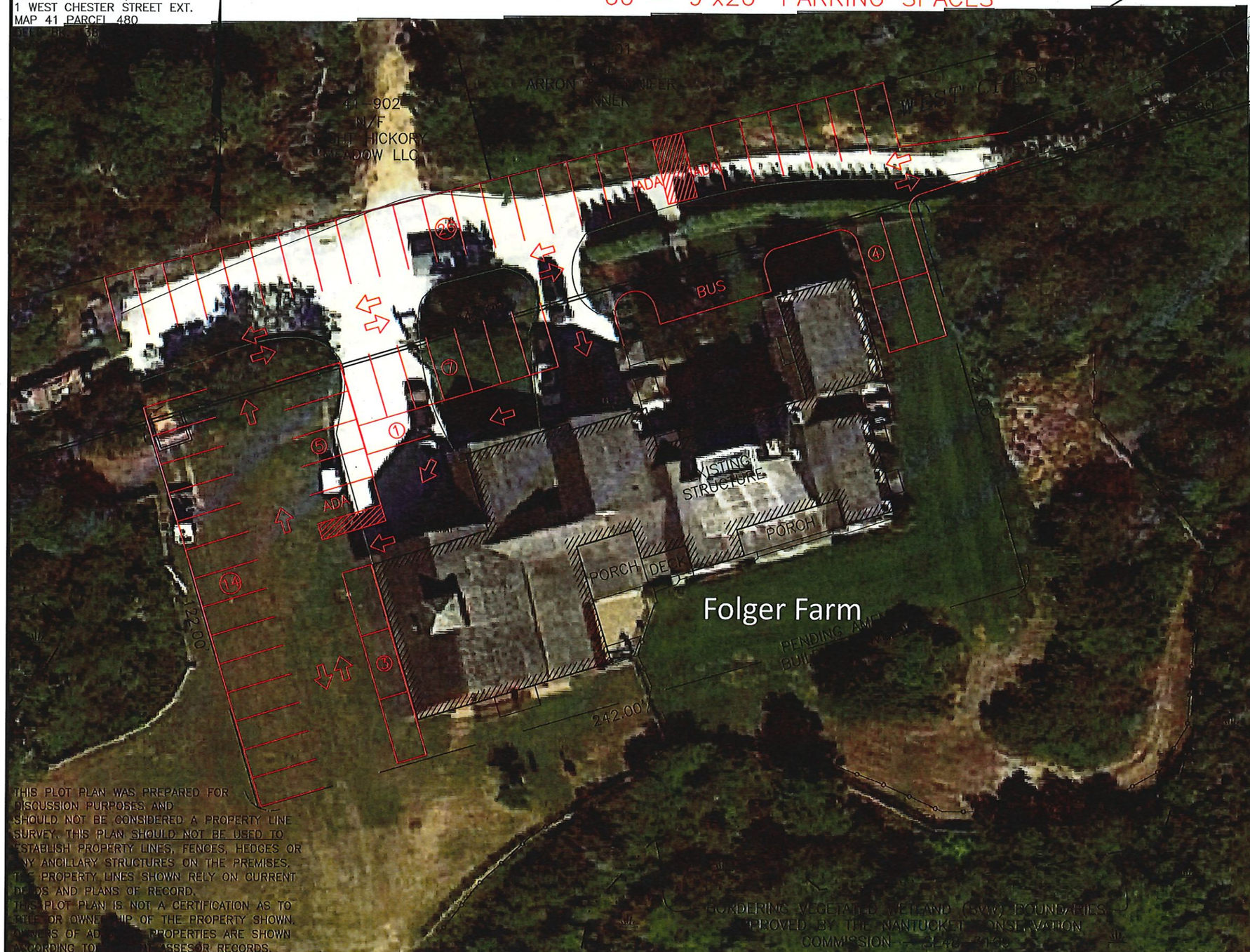
THIS PLOT PLAN WAS PREPARED FOR DISCUSSION PURPOSES AND SHOULD NOT BE CONSIDERED A PROPERTY LINE SURVEY. THIS PLAN SHOULD NOT BE USED TO ESTABLISH PROPERTY LINES, FENCES, HEDGES OR ANY ANCILLARY STRUCTURES ON THE PREMISES. THE PROPERTY LINES SHOWN RELY ON CURRENT DEEDS AND PLANS OF RECORD.
THIS PLOT PLAN IS NOT A CERTIFICATION AS TO TITLE OR OWNERSHIP OF THE PROPERTY SHOWN. OWNERS OF ADJOINING PROPERTIES ARE SHOWN ACCORDING TO CURRENT ASSESOR RECORDS.

DISCUSSION PLAN
IN NANTUCKET, MA
PREPARED FOR
21 CROOKED LANE LLC
1 WEST CHESTER ST.
EXTENSION
MAP 41 PARCEL 480
JUNE 6, 2019
SCALE 1"=30'

NANTUCKET ENGINEERING & SURVEY, PC
20 Mary Ann Drive Nantucket, MA 02554
NantucketEngineer.com 508-825-5053

PROPERTY DATA
21 CROOKED LANE, LLC
1 WEST CHESTER STREET EXT.
MAP 41 PARCEL 480

60 – 9'x20' PARKING SPACES



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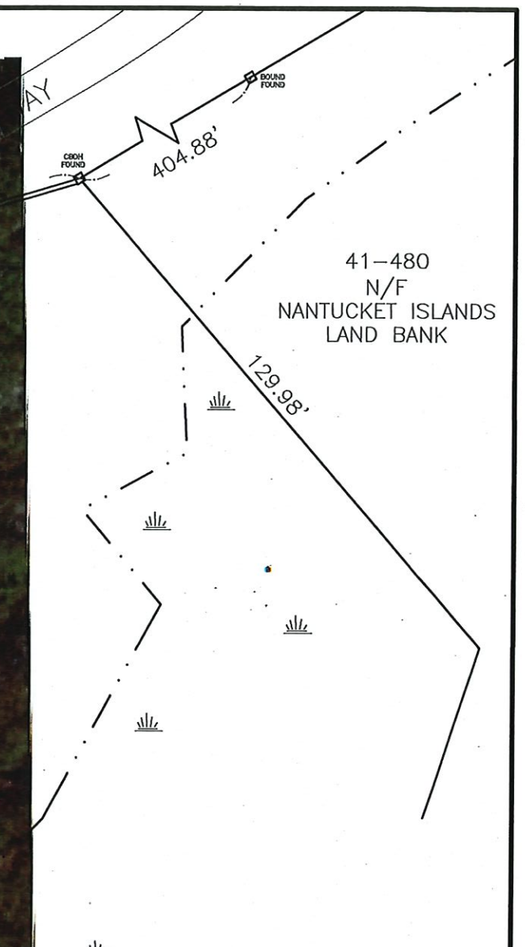
BORDERING VEGETATED WETLAND (BVW) BOUNDARIES APPROVED BY THE NANTUCKET CONSERVATION COMMISSION



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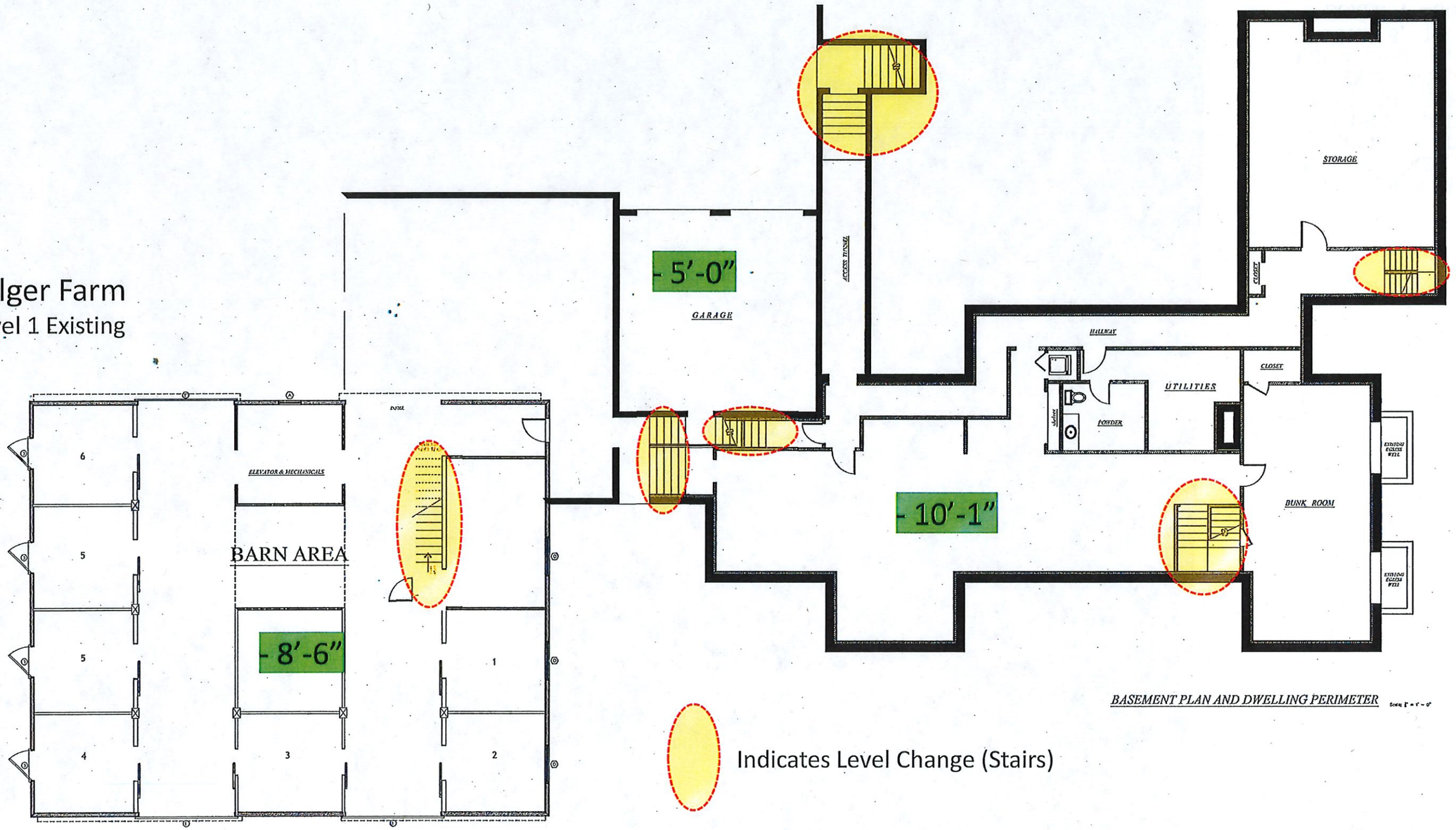
Folger Farm
Level 1 Existing

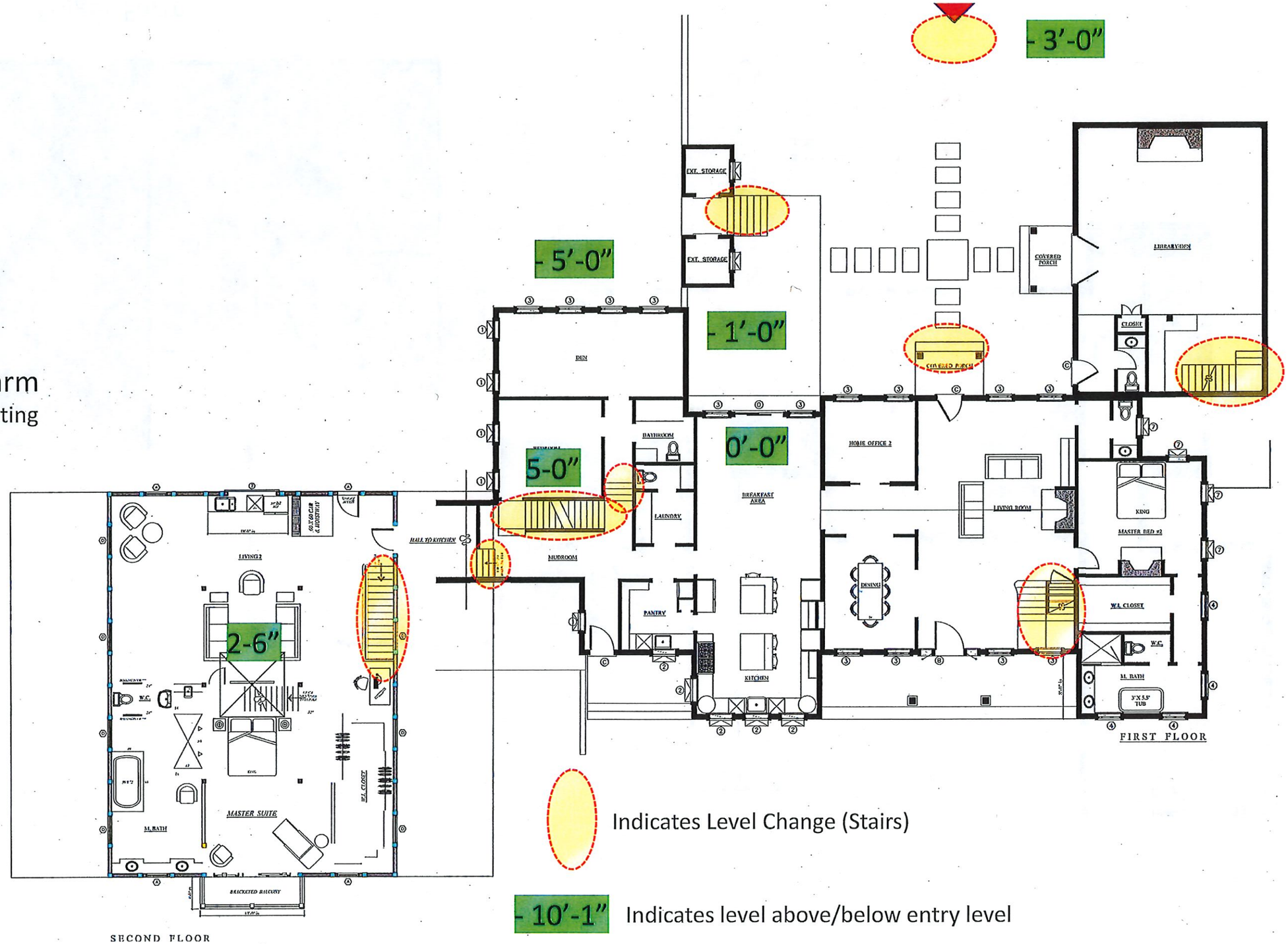


Workshop
Garage/Storage
FITNESS
KITCHEN
MECHANICAL
STORAGE
GAME ROOM
ELEVATOR
W.C.
W.C.
Town Storage
Or Other Program
Space
Basement Expansion
3,000sf
FIRST FLOOR

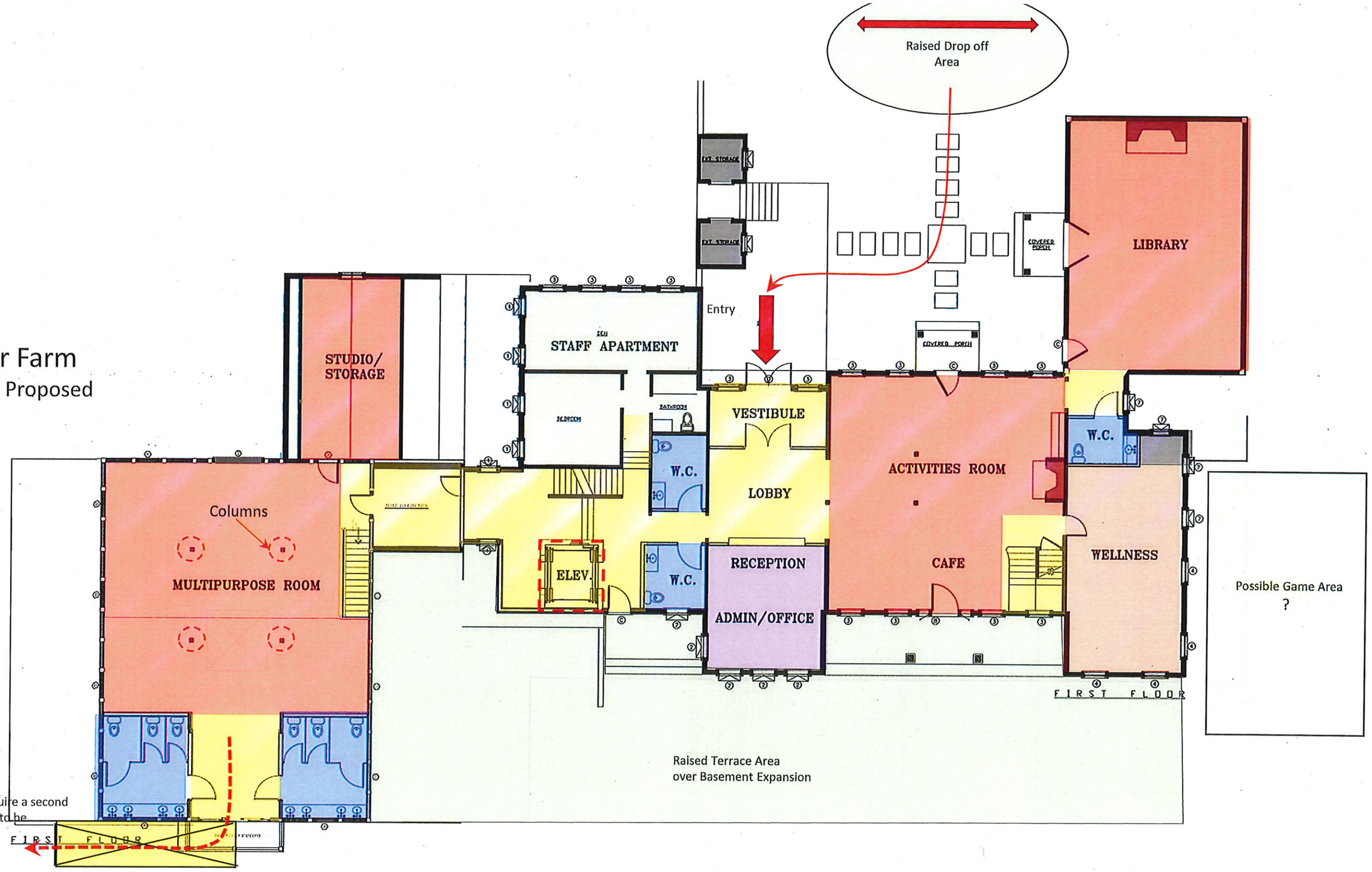
Folger Farm

Folger Farm

Level 2 Existing



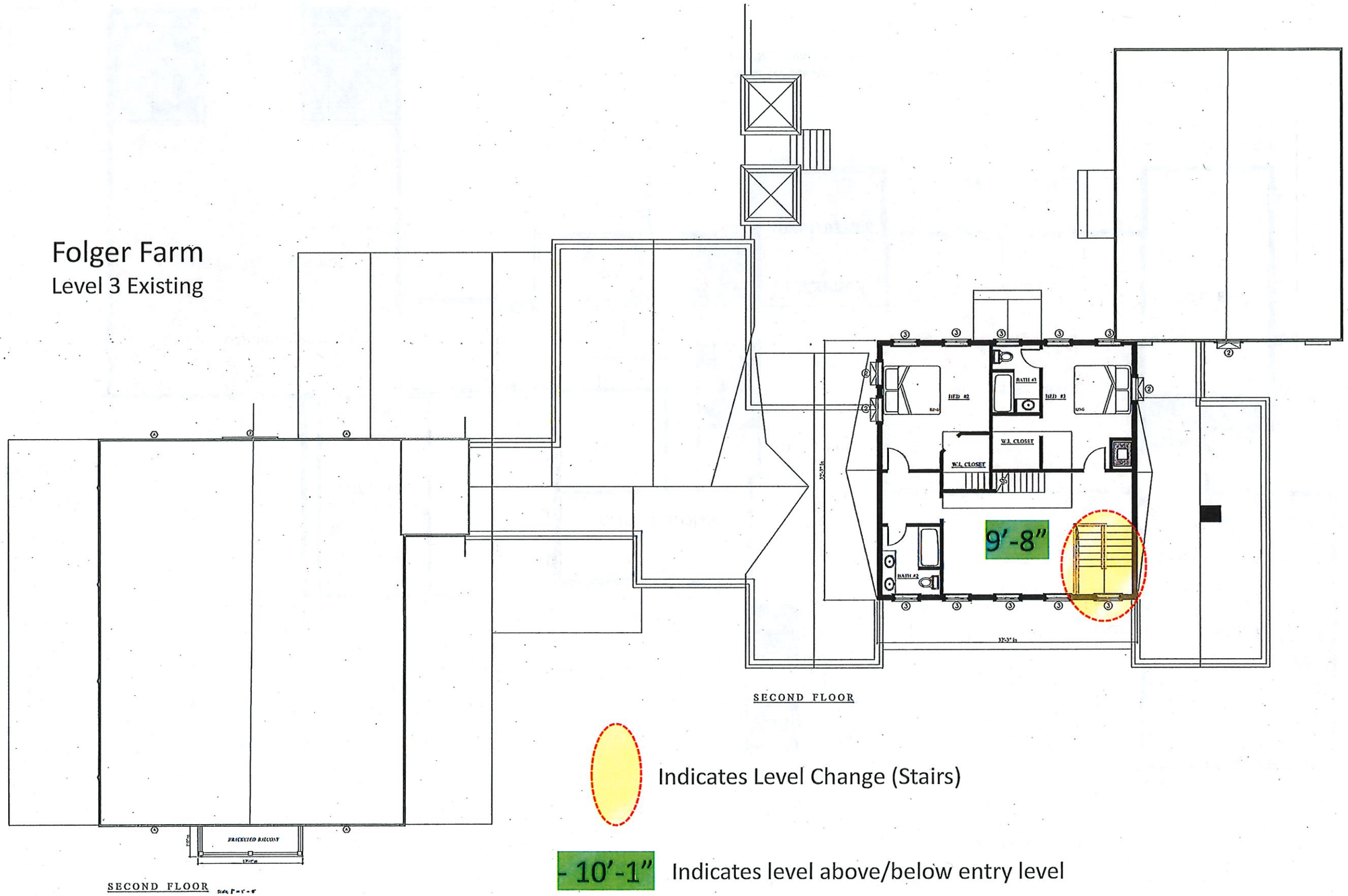
Folger Farm
Level 2 Proposed



The Multipurpose Room will require a second means of egress which will have to be developed

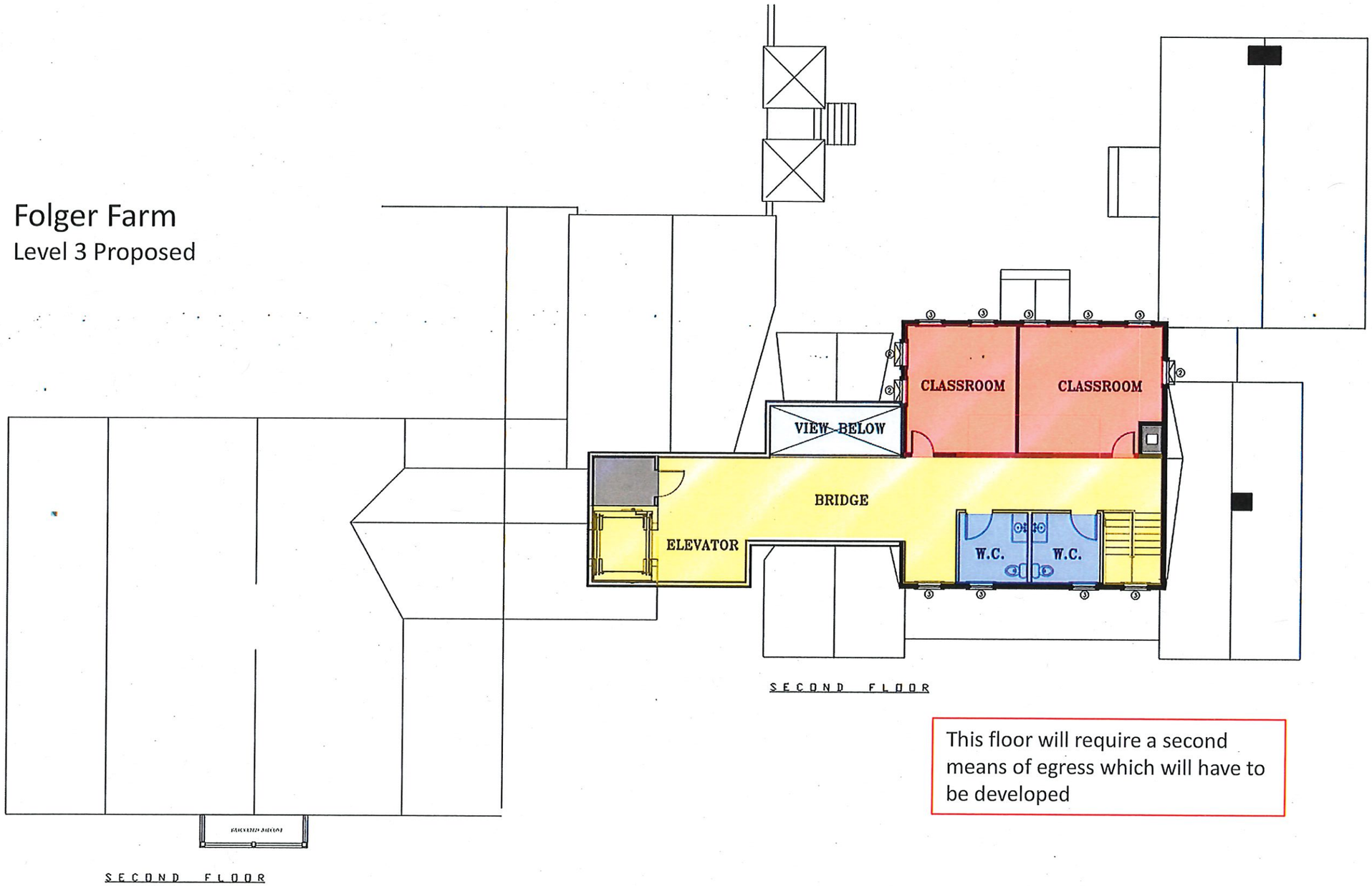
Folger Farm

Level 3 Existing



Folger Farm

Level 3 Proposed



This floor will require a second means of egress which will have to be developed

Pro / Con list for Folger Farm

Pro

1. Existing Construction
2. High end custom design w/ high end finishes
3. Beautiful property & surroundings
4. Somewhat central location
5. Walking paths on property

Con

1. Built to residential code, not commercial
    a. Floor structure may not meet needs for greater occupancy.
    b. Stair rise/run create steep climb which puts a hinderance on usage – not ADA Accessible.
    c. Building needs to be sprinklered – Life/Safety Code
    d. Building needs a commercial kitchen - Health Code
    e. Building needs accessible bathrooms throughout building
        i. It is in the towns best interest to build to ADA standards throughout project, given the primary users
    f. Building needs additional egress stair from 2nd floor of house and barn upper level
2. Multiple level changes create challenges for public access. Will require elevator and possibly ramps.
3. Building limits proposed program due to existing conditions and may not be added onto per original development approvals. Building footprint is nearly maxed out.
4. Previous conservation commission approvals dictate that no other uses, besides private residential are allowed at this site.
    a. Per the con com approval in 2002:
        i. Prohibit the construction of asphalt or concrete pavement, tennis court, swimming pool, etc. (Pool has since been approved)
            1. No pavement in parking area
            2. No pickleball courts
        ii. Reserved rights to build 1 barn and 1 occupied dwelling with necessary appurtenances, and parking for vehicles.
5. Walking access to building is difficult, especially for people with mobility problems
6. Driving access to building is limited and would require substantial regrading and widening of the road.
    a. Parking area roughly 9' lower than main entrance. There is not a good solution for easier/safe access.
    b. Paving is not allowed per previous con com approval.
7. Site limitations create problematic parking area
6. There is not enough room for overflow parking