

### Folger Farm+C:CB:B

	Description	# of persons	square feet	
1	Reception/Administration	3 to 4	250	
2	Lounge/Library	20	740	
3	Café/Activities Area	30	890	
4	Multipurpose Room	85	1285	
5	Game Rm	20	685	
6	Fitness Rm	12	735	
7	Dance/Yoga etc	*	*	in MP Room
8	Card/Conference	0	0	
9	Arts/Crafts - Activity #1	25	740	requires dormer
10	Classroom (possible divider)	23	470	
11	Small Meeting Room	0	0	
12	Meeting Room #1	0	0	Town use
13	Meeting Room #2	0	0	Town use
14	Activity Space #2	0	0	classroom
15	Activity Space #3	0	0	classroom
16	Activity Space #4	0	0	classroom
17	Activity Space #5	0	0	classroom
18	Activity Space #6			
19	Teaching Kitchen	0	0	
20	Wellness Rm/Nurse Office	12	435	
21	Commercial Kitchen	4	270	
22	Pantry/Receiving	0	0	
23	Group Toilets (2 @ MP Rm)	n/a	300	
24	"Companion" Toilets (7)	n/a	565	one with HCP shower
25	Barn Storage (other uses?)		2780	
26	Exterior storage (2)	n/a	70	
27	MP Rm Storage	n/a	0	
28	Arts/Crafts - Storage	n/a	0	
29	Classroom Storage	n/a	0	
30	Loan Closet	n/a	150	In garage?
31	Mechanical Area	n/a	500	In Barn?
32	Staff Apartment	2	520	
33	Parking (unpaved - sloped)	60 Spaces		no expansion option
34	Pickel ball court	0		requires paving
35	Bocci Court	1		

35	Total Net SF	11,397.00
36	Total Gross SF	15,499.00

38 Light Yellow indicates not included in plans

39	Preliminary pre-schematic estimate	\$ 9,862,538.00
40	Basement expansion (if allowed)	\$ 12,941,801 plus 3,000sf

Folger Farm will require extensive demolition and refinishing  
Several areas will not meet ADA requiremts - ie stairs and site slopes

### New Construction

	Description	# of persons	square feet	
1	Reception/Administration	5	445	
2	Lounge/Library	18	630	
3	Café	32	630	
4	Multipurpose Room (2 areas)	200	3400	w/divider - storage
5	Game Rm	24	695	
6	Fitness Rm	12	730	Basement w/large light well
7	Dance/Yoga etc	*	*	in MP Room
8	Card/Conference	*	*	in Activity Room
9	Activity #1	25	750	classroom - with sink
10	Classroom (possible divider)	*	*	See Activity Rooms
11	Small Meeting Room	0	0	
12	Meeting Room #1 (2 areas)	25	980	w/divider - basement w/light well
13	Meeting Room #2	30	375	basement
14	Activity Space #2 (divider)	30	738	w/storage and sink
15	Activity Space #3 (divider)	15	380	w/divider
16	Activity Space #4	23	585	w/storage and sink
17	Activity Space #5	24	600	w/divider - basement
18	Activity Space #6	26	650	
19	Teaching Kitchen	*	*	included in large classroom
20	Wellness Rm/Nurse Office	7	210	
21	Commercial Kitchen	6	620	
22	Pantry/Receiving	n/a	120	
23	Group Toilets	n/a	1100	
24	"Companion" Toilets (7)	n/a	2	150 1 w/HCP shower
25	basement Storage	n/a	1185	Includes all storage areas
26	Exterior storage (1)	n/a	60	
27	MP Rm Storage	n/a	230	
28	Arts/Crafts - Storage	n/a	150	
29	Classroom Storage	n/a	300	multiple locations
30	Loan Closet	*	*	See basement storage
31	Mechanical Area	n/a	250	Majority of equipment in attic area
32	Staff Apartment	0	0	
33	Parking (paved - flat)	76 Spaces		More can be added
34	Pickel ball court(s)	up to three		
35	Bocci Court	1		

36	Total Net SF	15,600.00
37	Total Gross SF	18,096.00

38 Light Yellow indicates not included in plans

39	Preliminary pre-schematic estimate	\$ 18,751.00	with finished basement
40	Preliminary pre-schematic estimate	\$ 16,763,801	with unfinished basement
41	Preliminary pre-schematic estimate	\$ 15,116,821	w/out baseent

This is designed to meet all ADA and user group requirements as well as program requirements.

**Nantucket 30 Jan 2020.** In addition to the email just sent, during the meeting this week, a number of other questions arose as to the Folger property:

1. Is the ground level of the barn not usable as active senior center space because it constitutes another floor level and presents a code issues or for some other reason? If there is another reason what is it? Is it accessible by the proposed new elevator?  
**The space could be usable; however, access is far from ideal. Beyond that, we will need to pour a new slab to create a usable floor, which takes away from the already limited ceiling height. We do not recommend trying to program this space for public use. It could be used potentially for offices or storage... which probably would not be cost effective.**
2. Can the garage area designated as a "workshop" on the plan be finished and used for another active senior center space? If so, what would be the cost estimate. This is a large space that can have exterior windows.  
**Potentially usable, but again has very limited access.**
3. There is another 2-bay garage/storage. Same question as 2 above.  
**There is no elevator access to this floor level, thus cannot be used for public use with regards to the proposed center.  
It is also likely that the exterior access would be lost due to regrading the road and entrance.**
4. Committee would like to confirm/see the kitchen moved from the basement to the activities room/café or the multipurpose room area.  
**We can explore this option. Just not much space in the existing footprint.**
5. What is the hall width between the lobby and the elevator? How much does it deviate from ADA requirements or recommended new build width for a senior center.  
**This hall can be 6'-0" wide – meets ADA requirements. The new center (as designed at first floor), access to the elevator is front to back 18'-0" and left to right 30'-0" – located in the lobby.**
6. Same questions as 5 and 7 regarding the first-floor area between the elevator and garage/storage.  
**The level change from the basement up to the stables is approximately 42". 1" per 12" run requires a total run of 42'. Maximum run for a ramp before a 5' x 4' landing is required is 30'. Clear landings would be necessary at the beginning and the end of the ramp. Total run would be 47' plus 5' clear at the beginning and the end of the ramp.**
7. Can there be a ramp v. stair by the elevator on Level 2?  
**Will need roughly 21' to 24' for the ramp at maximum slope. The ramp would be the approximate width of the existing hallway – 4' – the hall is 5' wide. If the elevator is moved back towards the MP Room, the ramp would block the stair to the stables. I should note that we never have ramps in the senior centers that we design – difficult for walkers and wheelchairs.**
8. Can bathrooms in multipurpose room be moved to another location to increase occupancy and what would occupancy be?  
**Yes, restrooms can be moved, but will need to find alternate location within close proximity of the Multi-Purpose room. Most likely, an addition would be required, or a dormer added at the area to the north labeled "Studio/Storage" and move the WCs to this location.**
9. Does staff apartment have any direct exterior egress?  
**No, floor level is ½ a story about the main floor level. An exterior stair might be able to be added.**
10. Is there any exterior light option (i.e. window wells) for basement expansion area?  
**Yes, we can add additional light wells. Could also use fiber optic skylights.**

11. Can there be access from the lower level parking area into the building through the barn or "workshop" or garage/storage?

Possible, although multi-access points at a building of this type are not recommended.