



## MEETING POSTING

### TOWN OF NANTUCKET

Pursuant to MGL Chapter 30A, § 18-25

All meeting **notices and agenda** must be filed and time stamped with the Town Clerk's Office and posted at least 48 hours prior to the meeting (excluding Saturdays, Sundays and Holidays)



**Committee/Board/s** Capital Program Committee

**Day, Date, and Time** Wednesday, November 1, 2017 at 8AM

**Location / Address** 4 Fairgrounds Rd, Nantucket MA PSF Community Room

**Signature of Chair or Authorized Person** Julia Lindner

**Committee Members** Stephen Welch (Chair), Peter Kaizer (Vice-Chair), Jason Bridges, Richard Hussey, Christopher Kickham, Nat Lowell, Peter McEachern

**WARNING: IF THERE IS NO QUORUM OF MEMBERS PRESENT, OR IF MEETING POSTING IS NOT IN COMPLIANCE WITH THE OML STATUTE, NO MEETING MAY BE HELD!**

### AGENDA

Please list below the topics the chair reasonably anticipates will be discussed at the meeting

1. Call to Order
2. Public Comment
3. Approval of Minutes for Meetings from October 11 and October 19, October 26, 2017.
4. Overview and Discussion of FY19 Capital Project Requests for: Police & Marine Departments
  - a. Presentation of Request(s)
  - b. Q&A with Department Head, Enterprise Fund Head
  - c. Discussion between Committee and Town Administration
  - d. Committee Discussion on Ranking
5. Review of FY18 Project Request Status
6. Mid-Process Status Review
7. Date of Next Meeting – Wednesday, November 8, 2017 at 8AM (PSF Community Room)
8. Committee Reports
9. Adjournment



**Town of Nantucket  
Capital Program Committee**  
[www.nantucket-ma.gov](http://www.nantucket-ma.gov)

**Members:** Stephen Welch (Chair), Pete Kaizer (vice chair), Richard Hussey (Secretary), Christy Kickham, Peter McEachern, Jason Bridges, Nat Lowell

**MINUTES**

Thursday, October 19, 2017

4 Fairgrounds Road, Community Room – 8:00 am

Called to order at 8:06 a.m. and Announcements made.

Staff: Libby Gibson, Town Manager; Brian Turbitt, Director Finance; Julia Lindner, Financial Analyst; Rebecca Woodley-Oliver, Assistant Procurement Officer; Terry Norton, Town Minutes Taker

Attending Members: Welch, Kaizer, Hussey, Kickham, McEachern, Bridges, Lowell

Absent Members: None

Late arrival: Bridges, 8:07

Early Departure: Lowell, 9:55; Bridges, 9:58;

Department Heads: Michael Cozort, Superintendent of Nantucket Public Schools (NPS); Diane O’Neil, NPS Facilities Manager; Martin Anguelov, NPS Finance Director; Tom Rafter, Nantucket Airport Manager

Documents used: Copy of minutes for September 27 & 28 and October 4 & 11, 2017; School FY2018 capital project detail packet; NPS Master Plan Site Development map; and Airport FY2018 capital project detail packet.

**I. PUBLIC COMMENTS**

- 1. None

**II. APPROVE MINUTES**

- 1. September 27, 2017: **Motion to Approve.** (made by: Kickham) (seconded by: Lowell) Unanimously
- 2. September 28, 2017: **Motion to Approve.** (made by: Kickham) (seconded by: Lowell) Unanimously
- 3. October 4, 2017: **Motion to Approve.** (made by: Kickham) (seconded by: Lowell) Unanimously
- 4. October 11, 2017: Held

**III. OVERVIEW AND DISCUSSION OF FY2017 CAPITAL REQUESTS**

- 1. Nantucket Public Schools

Discussion a. Presentation of requests

Nantucket High School (NHS) Safety & Security: \$450,000

**O’Neil** – Explained recently completed Cyrus Peirce Middle School vestibule. This would be a mostly bullet-resistant glass interior vestibule for the high school; it would allow buzz-in access to the front office and the school. The estimate is based upon the cost of the CPMS vestibule.

Central office Addition: \$550,000

**O’Neil** – This was the former Teen Center; a 1-story addition will accommodate the rest of central administrative staff. Noted that the architect estimated \$760,000

**Cozort** – This would accommodate the Special Education Staff and various IT Directors.

**O’Neil** – Reviewed the history of the structure and the renovation work done. Switching it to Town sewer has been moved to the operating budget.

**Cozort** - There is some weeping from the ventilation system over the offices.

**Kickham** – There had been talk of using the land between the schools; asked how that might tie into the NPS campus.

**Cozort** – The community likes the campus idea, which will get harder to keep; the District should look at acquiring parcels in the area as they open and ask for first-right of refusal. Two years ago the Finance Committee recommended building up a fund in order to act quickly should property become available; that has been proposed but have not been able to act upon it. Someday we will need another school and those properties would allow to maintain the campus.

**O’Neil** – In FY2018, we had a separate acquisition line item. It was never pushed through.

**Welch** – One thing we want to do carry projects out to 10 years for consistency. We can discuss the land-acquisition project with the Town Manager; it isn’t in this report going out to FY2028. Suggested looking at it as a two-phase operation.

Bachus Lane Playgrounds & Field Improvements Phase II: \$400,000

**O’Neil** – This is part of the Master Plan. We are still waiting for the MOU between the Town and Nantucket Islands Land Bank. We have the archeological survey and the survey done; she’s waiting for the report from the wetland flagging. We have permission from Massachusetts Natural Heritage. This is primarily for a grades 3-5 playground and moving the Barkly Baseball complex. It will be in next year as well. The architect’s estimate is higher than what we are asking for; there are some other funds we can use toward this.

b.Q&A

**Welch** – Asked how the Bachus Lane price for FY2018 relates to FY2019 and FY2020.

**O’Neil** – Explained how they came up with the cost estimate; the total cost is \$1.3 but believe it can be done for less.

**Cozort** – The baseball field will not have lighting due to concerns from the neighbors. The baseball field doesn’t have lighting; the current field is in a very poor location. Downward lighting for the field could be considered in Phase IV.

**Lowell** – He thinks lighting for the new baseball field should be considered.

**Hussey** – Asked about the money for the new intermediate school.

**Cozort** – For the new intermediate school, the first figures were not as tight as we would have liked due to moving very quickly; once we had the architectural specifications, we had to ask the community for \$3.7M more. We now about \$2.5M remaining.

**Hussey** – Asked if that money could be reallocated for any of these projects.

**Turbitt** – Explained that if there are no other issues with NIS that requires using those funds, we can go back to Town Meeting and ask it be rescinded. Got free cash certification yesterday; still working internally through the ranking process.

**Welch** – In terms of priorities, asked which project is their priority and which could be broken into phases.

**Cozort** – Safety and security for NHS is the top priority. The playground phase of Bachus Lane is second; we need a playground for the students at the new school. Third would be the addition to the central office; though he’d like all administration in the same building, it’s not that high a priority.

**Welch** – FY2021 shows an additional \$450,000 for safety and security; asked what that is for.

**Cozort** – That is for NES security; that would be the last school for that.

**Kickham** – Asked the reason for having the NHS vestibule on the interior versus exterior and other safety measures for the school.

**Cozort** – The overhang is a nice area for students to wait out of the rain. Reviewed security precautions that have been implemented at the high school: locked doors, no outside handles, and buzz into the front doors of the high school.

**Kaizer** – Asked about CPMS.

**Cozort** – Security at Cyrus Peirce has just been completed; it was the most vulnerable building.

**Welch** – Asked if any of these requests would result in changes to staffing.

**Cozort** – Safety and security does not require additional staff, neither would the Central Office project. The Bachus Lane playground might require another groundskeeper; that somewhat depends on the equipment.

**Kaizer** – Cost estimate for central office, asked where that came from.

**O'Neil** – That came from the architect and pared it down from what was recently built. There would be no new plumbing but electrical.

**McEachern** – In regards to occupancy of the old NES, asked what the existing occupancy and if there are open classrooms.

**Cozort** – As of Oct 2, we have 365 at NES, 378 at NIS, 349 at CPMS, and 535 at NHS. They have started a HeadStart program at NES and have 20 children; they brought the Community School and the Early Childhood Center into the Central Office. Explained how they are using space for children on waiting lists for private pre-schools; he would love to someday have universal pre-school for four-year-olds.

**McEachern** – Asked what is the needed square footage for administration and NES cafeteria.

**O'Neil** – Only adding about 1500 square feet (SF) to the building. She'd have to look up the square footage of the cafeteria.

**McEachern** – Suggested exploring the idea of using the extra cafeteria space.

**O'Neil** – Talked about that in the design phase; the difficulty was furniture.

**Cozort** – He'd love to have the central office in the school; but the reality was that the space was needed for students. If we are going to build in the future, he recommends building a separate vocational building or annex CPMS into the high school and build a new middle school.

**Welch** – Asked about the forecast for enrollment numbers.

**Cozort** – It's hard to do projections in a community such as ours, which is tied to the economy. Since 2010, gone from 1233 to 1588; that 355 students in 17 years. If that trend continues, a new school will be needed sooner rather than later.

c. Discussion with Town Administration

**Welch** – He has some questions for Ms Gibson before he starts ranking the projects.

d. Discussion on Ranking

**Hussey** – Asked how a real estate fund would be set up.

**Turbitt** – Explained the process and the problems of land acquisition.

**Welch** – He understands from the description of the central office project that the principals will be moving into that building; feels clarification is needed in that regard.

**McEachern** – From his perspective, Special Education is one of the most important offices to be engaged with students as opposed to being isolated away from them. He feels it is imperative they remain under the same roof as the students. As far as the playground; that will include the cost of equipment maintenance and replacement.

## 2. Nantucket Memorial Airport

Discussion a. Presentation of request

AIP Projects: \$6.260M

**Rafter** – There are two of these required by the FAA: 1) airfield lighting converting to LED for \$760,000 and 2) Taxiway Echo mill and overlay for \$5.5M. Taxiway Echo is a place holder until their meeting with Federal Aviation Administration (FAA) on November 15. Noted that the AIP projects are 90% funded by FAA, 5% by State, 5% by Town. Estimates are from Jacob Engineering.

Ground Service Equipment Garage: \$2.3M

**Rafter** – This is for trucks; the Airport Commission is not happy with the engineering estimate for a 3200 SF building that is just a shell with minimal heat and will not approve that number. He hopes to have a tighter number the first week in November.

Temporay Hold Room Expansion/Awning: \$350,000

**Rafter** – Rather than build a new structure, he is looking to use an awning to expand space during the peak season; this is a critical project for our money. They will need Transportation Security Administration (TSA) approval for this plan. Noted that the center lighting is the top FAA priority.

Automatic Door Replacement: \$73,000

**Rafter** – There are 22 door systems that will be replaced in phases. Trying to piggy back the work with other buildings that use similar doors.

Paint and Beads & Rubber & Markings Removal: \$482,000

**Rafter** – The FAA requires that these be replaced after four paintings. He will be working with the Vineyard for a joint procurement of the machine.

Security vehicle: \$50,000

**Rafter** – A 2005 Ford Ranger is currently used for trash removal and security. The Ford F150 would be dedicated to security patrol.

b.Q&A

**Welch** – Asked Mr. Rafter to prioritize 1 to 7 and if any projects could be phased.

**Rafter** – The center-line/touchdown lighting is primary; the holding room expansion is priority two; the paint and beads is next; the garage would extend the useful life of equipment; the doors could become a priority due to security if they fail.

**Hussey** – Asked if there is any TSA money for the expansion of the holding room.

**Rafter** – TSA is cutting back and says they have no money. A number of years ago, there was a requirement put in bag belts to screen bags funded by the Department of Homeland Security; larger airports have been reimbursed but some of us smaller airports are still fighting for that reimbursement. If he gets that, he could use it.

**Welch** – Asked if for the AIP projects would the Town have to pay out the 95% then get reimbursed.

**Rafter** – That would hopefully require short-term borrowing. They wouldn't proceed until they knew the discretionary money was available.

**Kickham** – Asked if the garage would cover all equipment or if there would equipment still stored outside.

**Rafter** – Yes it would cover all equipment; currently some is stored in existing hangers and places it shouldn't be. They would keep the existing building.

**Welch** – Asked about the garage: square footage and other specifications.

**Rafter** – It would be 3,200 SF with minimal heat, no drains, light steel structure.

**Kicham** – Asked if the security vehicle would need additional equipment.

**Rafter** – Lights which are included in the price.

**Kickham** – Asked if the temporary hold room requires FAA approval.

**Rafter** – Need TSA approval because it is a change in the security line. We're waiting for concept drawings then it will go to the TSA.

**Welch** – Asked if any of these projects not be implemented in FY2019.

**Rafter** – Taxiway Echo; the engineering and design might over construction. We need to get the hold room expanded for the next season.

c. Discussion with Town Administration

**Welch** – We had talked about separating out requests so they have their own priority codes: AIT, infrastructure, maintenance. We need the summary sheets to be separated with the individual requests.

**Turbitt** – They would be individually listed on the ranking document; explained why the projects were listed as they were.

**Welch** – For clarity, distinguishing between the ground service building and the hold area would be helpful. Asked Mr. Turbitt to work on that.

**Lindner** – The airport actually functions in this manner; we follow their way. Part of the reason is that there is fluidity in the out years as far as the airport is concerned in terms of how regulations and priorities change. The committee members should know that there will be changes on the out years.

**Welch** – Explained how not adding projects individually in out years throws the tracking process off. Because the airport uses broad categories, we can't track a project.

**Turbitt** – Taking school safety and security, they were identified as one project phased over several years; if they came forward with a new safety and security project, that would be its own separate project. The same is true for replacing ambulances. Because the two projects were similar on one campus, they were put into safety and security. The same is true with the playground area.

**Welch** – He’s not hearing opposition to having more detail at the request level. He understands the programmatic obstacles.

d. Discussion on Ranking

**Welch** – It seems the airport has a request for a new Ford Explorer and a new F-150.

**Kaizer** – There are two vehicles being discussed: a Ford Explorer and an F150. Read the description.

**Welch** – We have a request for a new Ford Explorer for security and another to replace the Ranger; we need clarification on that. This is a reason why they should be separate items. We need to define “scheduled replacement”; it is also part of a department plan to be brought forward even though it isn’t in our capital plan.

**Kickham** – He doesn’t see a vehicle as something that would warrant a scheduled replacement. Discussion about what warrants and what does not warrant a scheduled replacement.

**Lindner** – We are aiming to have a strong schedule replacement plan but aren’t quite there yet. When Town Administration ranks the projects, we look along the lines that it should be on a plan but it’s not.

**Welch** – Scheduled replacement would become part of a plan. Perhaps another category is required to differentiate between scheduled and obsolescence.

**Hussey** – Asked about the AIP projects, does this committee focus on the full price or the percentage that is the Town’s responsibility.

**McEachern** – He is looking at the 5 percent.

**Welch** – His rankings are subject to the funding; for the sake of ranking, he feels the member should presume the funding would be made.

3. Discussion on completed rankings

**Welch** – Wannacomet Water Company tower maintenance: didn’t rank that very high because he has concerns with the cost of epoxy painting in the face of the fact that tank might have to be replaced in 10 years.

**Kickham** – Virtualization Server: to him this is a strategic plan the department head is putting forth. It supports the planning for the department.

**Welch** – He indicated zero because he doesn’t see how it fits into the department plan. They are thinking strategically but he defines strategic planning differently. He wants to ask Ms Gibson where this fits into the Town strategic plan.

**Lindner** – There was an IT evaluation/assessment which suggested the virtualization as an option. The assessment was recognized as an aim to work for.

**McEachern** – IT changes rapidly and he sees virtualization servers as a good strategy. He thought the form would be filled out with pen and paper; that has skewed the results of the ranking.

**Welch** – He and Ms Lindner made a determination on how to rank high-medium-low; then there was a discussion about whether or not it enhances a service but isn’t required. If you check high, medium and low are automatically applicable. Suggested there is a need for a definition of imminent threat, legal requirement, phase funding, and placeholder.

**IV. DISCUSSION OF DATE OF NEXT MEETING**

Discussion October 25, 2017; 8:00 a.m., 4 Fairgrounds Road, Training Room; Topic: sewer  
**Welch** – Asked if there is a preference for which room. He likes being able to see everyone and the mics downstairs work better.  
**Kickham** – He likes the department heads sitting at the table with the committee.

**V. CAPCOM BUSINESS & COMMITTEE REPORTS**

1. Airport: Kickham – He has not yet met with Tom Rafter; he will get clarification on the vehicle.
2. DPW: Welch – Meeting with them on 10/23.

Adjourned at 10:17 a.m.

Submitted by:  
Terry L. Norton

PROPOSED

Town of Nantucket, Massachusetts  
*Capital Improvement Plan*  
 FY 19 thru FY 28

**PROJECTS BY DEPARTMENT**

Department	#	Priority	FY 19	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	Total
<b>Police Department</b>													
Harbormaster Industry Road layup yard and workshop	PUBL-19-001	2		495,000									495,000
Harbormaster Office	PUBL-20-001	2	3,450,000										3,450,000
Patrol Boat Replacement	PUBL-21-001	2			150,000								150,000
Public Safety Radio Mobile/Portable Replacement	PUBL-23-001	2				400,000							400,000
HVAC - 4FG	PUBL-23-002	2					75,000						75,000
Replacement of Electronic Control Weapons	PUBL-24-001	2						50,000					50,000
Replacement of Electronic Control Weapons	PUBL-28-001	2										50,000	50,000
Replacement of Weapons	PUBL-28-002	1										83,500	83,500
<b>Police Department Total</b>			3,450,000	495,000	150,000	400,000	75,000	50,000				133,500	4,753,500
<b>GRAND TOTAL</b>			3,450,000	495,000	150,000	400,000	75,000	50,000				133,500	4,753,500

Town of Nantucket  
**FY2019 Capital Project Request Form**

**PROJECT INTRODUCTION**

**Department:** POLICE

**Submission Date:** 8/8/2017

**Project Title:** Town Pier Public Restrooms/showers and Harbormaster Office Space

**Contact Person:** Chief Pittman

**Project Summary:** Replacement of existing public restrooms/showers and Harbormaster office space

**Project Location:** 34 Washington St

**Project related to other depts/agencies, explain:**

**CLASSIFICATION**

**Type:** (Check all applicable)

**Nature:** (Check all applicable)

- Land or Land Improvements
- Building or Building Improvement
- Infrastructure
- Outdoor Asset (park, playing fields, etc.)
- Soft Cost (design, study, plans, permitting)
- Vehicles (on or off-road, specialty)
- Equipment, Machinery, Fixture, Furniture (long-life, durable)
- Intangible (software, other licenses, permits, covenants)

- New Asset--if new operation too, explain:
- Upgrade/Improvement
- Replacement
- Renovate/Repair
- Decommissioning
- Heritage/Culture/Legacy/Tradition
- Purchase
- Lease

**PRIORITIZATION**

- Low/Elective - Dept quality or functional enhancement if funding permits
- Med./Recommended - Dept necessary functions impaired -- explain:
- High/Required - Dept mission critical -- explain:

If not funded, Alternative Action available--explain:

(Check all applicable)

- Imminent threat to public safety or property, explain:
- Preservation of operations
- Legal requirement of Federal, State or Local agencies
- Improvement to infrastructure
- Improvement in the efficiency and effectiveness of service delivery, explain:

Existing building has toilet/shower facilities that cannot handle the demand from boaters and liveaboards who use the Nantucket piers and mooring fields. Facilities are not ADA compliant.

Minor  Major

- Alleviation of an overstressed/overburdened situation
- Supports strategic plan (i.e. master plan, housing prod. plan, facilities maint plan, CWMP, etc.)
- Results in lower energy consumption
- Results in lower operations and maintenance costs
- Phased funding/included in a prior year's budget
- Scheduled replacement (i.e. motor vehicles, roofs, computers)
- Placeholder -- explain:

**COSTS & FUNDING**

**Basis for Cost:**

**Source of Quote or Estimate:**

- Informal (name source):
- Comparable Valuation
- Historic Reference
- Other -- explain: Study and cost estimates provided by Steven Kelleher Architects
- Quote (written)
- Bid

**Cost Breakdown:**

\$ Amounts (±)	FY19	FY20	FY21	FY22	FY23	Totals
<input type="checkbox"/> Land		\$ -	\$ -	\$ -	\$ -	\$ -
<input type="checkbox"/> Acquisition Cost(s):						
± Appraisal(s)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
± Survey(s)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Legal:	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<input checked="" type="checkbox"/> Design	\$ 350,000	\$ -	\$ -	\$ -	\$ -	\$ 350,000
<input type="checkbox"/> Permitting	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<input type="checkbox"/> Construction	\$ 3,000,000	\$ -	\$ -	\$ -	\$ -	\$ 3,000,000

Town of Nantucket  
**FY2019 Capital Project Request Form**

Equipment or Fixture:	\$ 50,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 50,000
±Installation Cost(s)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
±Trade-in/Redemption Cost(s)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
OPM (Owner's Project Manager)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
O+M or Post-Const.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Disposal	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>X</b> Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Financing	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Insurance	\$ 50,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 50,000
Other, explain in cost doc.	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total</b>	<b>\$ 3,450,000</b>	<b>\$ -</b>	<b>\$ 3,450,000</b>				

'Green' Component(s):	\$ -	\$ -	\$ -	\$ -	\$ -
Compliance requirement:	\$ -	\$ -	\$ -	\$ -	\$ -

Explain:

<b>Net effect on Operating Budget:</b>	<u>FY19</u>	<u>FY20</u>	<u>FY21</u>	<u>FY22</u>	<u>FY23</u>	<u>Totals</u>
Maintenance Cost	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Personnel Cost	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Utilities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total</b>	<b>\$ -</b>					

<b>Maintenance Plan:</b>	<u>FY19</u>	<u>FY20</u>	<u>FY21</u>	<u>FY22</u>	<u>FY23</u>	<u>Totals</u>
Annual Cost	\$ 15,000	\$ -	\$ -	\$ -	\$ -	\$ 15,000
<b>Total</b>	<b>\$ 15,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 15,000</b>

Anticipated Useful Life: 65 YRS  
 Average Use Hrs/Day (approx.): 365  
 Annual Days-in-use (approx.): 365

**Outsourcing Alternative(s) Applicable( Yes/No) -- explain:**

**PROJECT TIMELINE**

**Project Manager:** Charles Gibson  
**Other Departments Involved in the Project:** Finance  
**Timeline (leading to anticipated completion date):**

	<u>FY19</u>	<u>FY20</u>	<u>FY21</u>	<u>FY22</u>	<u>FY23</u>
Procurement	x	--	--	--	--
Aquisition	--	--	--	--	--
Design	x	--	--	--	--
Permitting	x	--	--	--	--
Construction	--	x	--	--	--
Substantial Comp.	--	x	x	--	--
Full Completion	--	--	x	--	--
One-time:					
Decommission	--	--	--	--	--
Removal	--	--	--	--	--
Installation	--	--	--	--	--
Final Delivery	--	--	--	--	--

**SUPPLEMENTAL DOCUMENTS REQUIRED**

- Detailed Project Description and Photos
- Basis for Cost
- Documentation for Operating Budget Impact
- Summary Plan for Maintenance

# STEPHEN KELLEHER ARCHITECTS, INC.

July 14, 2014

Mr. Charles Gibson  
Deputy Chief of Police  
Nantucket Police Department  
4 Fairgrounds Road  
Nantucket, MA 02554-2804

Re: Harbor Master Building: Municipal Town Pier, 34 Washington Street  
Existing Conditions Report

Dear Deputy Chief Gibson and Committee,

Stephen Kelleher Architects, Inc. (SKA) has been conducting a master plan study in conjunction with the Harbor Master Planning Committee for the last six months. As part of the master plan study, SKA prepared this Existing Conditions Report. The two schematic master plans have been completed and the Committee has selected the preferred option. Once the preferred option has been accepted by the Massachusetts Building Code Appeals Board, a cost estimate will be prepared, and a public forum will be held. As part of the presentation, the Existing Conditions Report will be made public information.

This Existing Conditions Report includes Tripi Engineering Services structural survey of existing conditions and recommendations. Tripi concludes that the existing building could not be economically put back into service given the required addition and alteration work. They recommend demolishing and replacement of the building. Garcia Galuska DeSousa mechanical, electrical, plumbing, and fire protection report notes that many of the existing systems do not meet code or are only in fair condition and need to be completely replaced, especially the electric and heating. CLE Engineering notes that the existing building was in a flood zone when the project was started, however at the 2014 Town meeting the new FEMA maps were accepted which put the existing building into a velocity zone.

The present Harbor Master building is in the new FEMA velocity zone VE 10. Any substantial improvement to the building is subject to Appendix G of the State Building Code as follows:

**G301.2.2 In Flood Hazard Areas Subject to High Velocity Wave Action.** For new buildings and structures, *substantial improvements* replacement or substantial repair of a foundation and lateral additions that are substantial improvements, the entire structure shall be elevated so that the bottom of the lowest horizontal structural member supporting the lowest floor, with the exception of mat or raft foundations, piling, pile caps, columns, grade beams and bracing, is located at an elevation that is at least **two feet** above the base flood elevation.

The State Building Code is amplified by the FEMA requirements under Definition 44CFR 59.1 Definition Substantial Improvement.

**44 CFR 59.1. Definitions:** "Substantial improvement" means any reconstruction, rehabilitation, addition or other improvement to a structure, the total cost of which equals or exceeds 50 percent of the market value of the structure before the start of construction of the improvement.



Main Office: 57 Alden Road • Fairhaven, MA 02719 • Phone: 508-992-2007 • Fax: 508-992-2021  
Studio: P.O. Box 107 • Mattapoisett, MA 02739

## STEPHEN KELLEHER ARCHITECTS, INC.

Also, based on the applicable code, repairs to the plumbing, mechanical, and electrical systems of the existing building are to be included in calculating that value. These systems will amount to greater than 50% of the value of the building. Therefore, the construction of the required improvements would fall under the requirements for substantial improvements.

The existing main floor of the Harbor Master building is at elevation 6.2'. Therefore, under the Massachusetts State Building Code and FEMA requirements, the existing Harbor Master building substructure would need to be raised 4' plus 2', or 6' total, above existing grade on stilt piles, with the bottom of the structure at elevation 12.0 +. The finish floor would be approximately 2' higher at elevation 14.0 requiring a 60' long ramp into the building.

The structure of the building would need to be strengthened to withstand the new code requirement of 120 mph wind speed. The windows would be required to have hurricane debris resistant glazing. The toilet rooms would need to be completely reconfigured to meet Massachusetts Architectural Access Board and ADA compliance, along with doorways, walkways, and seating.

The combined information of these reports and the space needs assessment that was done by SKA, and information gathered while working with Committee, is that the Harbor Master building needs to be demolished and replaced with a new FEMA and Massachusetts State Building Code compliant building. To that end, SKA and our team, while working with the Committee, have developed a preferred master plan for the Town which will take some effort to permit and build because of the variances that are required, though it will be one that will fulfill the Harbor Master, staff, and permanent and transient boater's needs for years to come. The new structure will resist the hurricane forces anticipated in a unique and Nantucket way.

Sincerely,



Stephen L. Kelleher, AIA  
President / Principal Architect





3 June 2014

Mr. Stephen L. Kelleher  
Stephen Kelleher Architects  
57 Alden Road  
Fairhaven, MA 02719

Project: 130133.00 - Nantucket Harbor Master Building  
Town Pier - 34 Washington Street, Nantucket, MA

Subject: Field Observations of Foundations and Structural Elements

Dear Mr. Kelleher:

At your request, I visited the above site with you on 13 May 2014 to observe selected, visible portions of the foundations and structural elements of the existing building. We performed this work in accordance with our 22 November 2013 consulting agreement. Our field observations are presented below. Our scope of work is limited to the structural elements that we were able to access / observe during the site visit.

## 1. BACKGROUND

Based upon our review of the Space Needs Assessment RFQ and information that you / others provided, we understand that the current project scope includes a space and needs study to determine the issues surrounding structural deficiencies and space utilization of the existing Harbor Master Office and public restroom / showers located at the Nantucket Harbor Master Building at 34 Washington Street, Nantucket, MA. We understand that:

- The building was originally constructed in 1976 and has undergone numerous renovations and expansions;
- During major coastal storms there has reportedly been flooding to a depth of two (2') feet above the first floor of the building, and there are concerns about the integrity of the building foundations.

### Documents Provided:

- Design drawings by DNP Associates for a 2008 Renovation, dated 26 June 2008.

## 2. FIELD OBSERVATIONS

- The building is a 2-story, wood-framed structure that consists of multiple sections that were constructed at different times (Photos 1 and 2).
- The foundation appears to consist of three separate sections, a concrete masonry unit (CMU) foundation nearest the street, and two sections of slab-on-grade with turned-down edges at the middle, right side, and back sections of the building (Photos 1, 3, 4, 5).

- The observed portions of the CMU foundation beneath the west portion of the building are in fair condition, with some signs of weathered block and mortar. It appears that some sections of soil in the crawlspace beneath this portion of the building have apparently eroded (Photos 3 through 5). The 1<sup>st</sup> Floor framing in this section of the building is supported by a main carrying girder on intermittent CMU block piers. No connection hardware was observed between the piers and the girder (Photo 4), and no blocking was observed between floor joists. The soil along a portion of the southern foundation wall has apparently eroded (Photo 5). Anchorage between the foundation and framing could not be confirmed; I observed an approx. fifteen foot long section of wall at the east side of the crawlspace that did not appear to have any anchor bolts between the foundation and framing.
- Visible portions of the cast-in-place concrete foundations are in fair condition. I did not observe outward signs of significant deterioration in these sections.
- Portions of the roof framing were visible in each section of the building. The roof framing appears to be relatively new, but I observed many framing issues throughout the building:
  - a. The main roof rafters over the western portion of the building frame into the side of supporting laminated veneer lumber (LVL) girders (Photos 6 and 7), with only a small portion of each rafter bearing on top of the LVL beam. No connection hardware is present between the rafters, ceiling joists, and supporting LVL girders. The "birdsmouths" are typically overcut into the connection zone of the rafter (Photo 7).
  - b. A portion of the roof over the middle section of the building is "over-framed" onto the main roof (Photo 6). The over-framed section does not appear to be strapped or otherwise detailed to resist uplift. Similar conditions are present at the over-framed roofs along the south side of the building (Photos 8 and 9).
  - c. A "shed roof" covers the one-story section at the back-right corner of the building. The shed roof framing consists of 2x8s at 16"o.c. that are connected to the exterior wall above with a 2x ledger (Photo 10). No connection hardware is present between the rafters and ledger.
- The ramp / deck framing on the north side of the building is supported by intermittent concrete "sonotube" foundations. At some locations, the joists are "flush-framed" to the supporting girders, but no connection hardware is present (Photo 11). Two of the observed support posts are misaligned with the supporting sonotubes, leaving less than 1/2" of the post bearing on the supporting concrete (Photo 12).

### 3. DISCUSSION / FINDINGS

Based upon our field observations and review of the drawings that you provided, it is our opinion that the foundations and structural elements of the building are generally in fair condition, but there are numerous issues that raise concerns about the building's ability to resist design forces that may develop during storms (e.g. due to wind and flooding).

It is our opinion that:

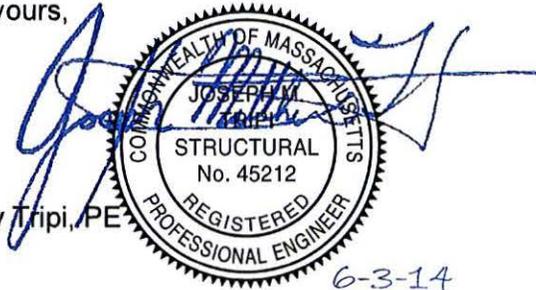
- Flooding in the crawlspace beneath the western portion of the building could result in structural instability of the support piers, walls, and floor framing due to the geometry and elevations of these elements, as well as the lack of anchorage between these elements.
- Many portions of the roof framing that we observed are not properly detailed to resist design wind loads.
- The ramp / deck framing members are not adequately supported to resist design loads.
- Extensive structural alterations and repairs would be required to address the observed conditions.

#### 4. RECOMMENDATIONS

Based upon our field observations and findings, we recommend that the cost of removing and replacing the building be considered and compared to the cost of performing in situ structural alterations and repairs.

Sincerely yours,

J. Matthew Tripi, PE  
Principal





**PHOTOGRAPH 1**

Front (called "west") and left (called "north") faces of building at 34 Washington Street, Nantucket, MA. White arrow shows concrete masonry unit (CMU) foundation beneath main portion of building; red arrow shows cast-in-place concrete foundation.



**PHOTOGRAPH 2**

Rear (called "east") and right (called "south") faces of building at 34 Washington Street, Nantucket, MA.



**PHOTOGRAPH 3**

Looking west into crawlspace beneath west portion of building. Surface of soil in foreground (white arrow) is lower than in adjacent areas.



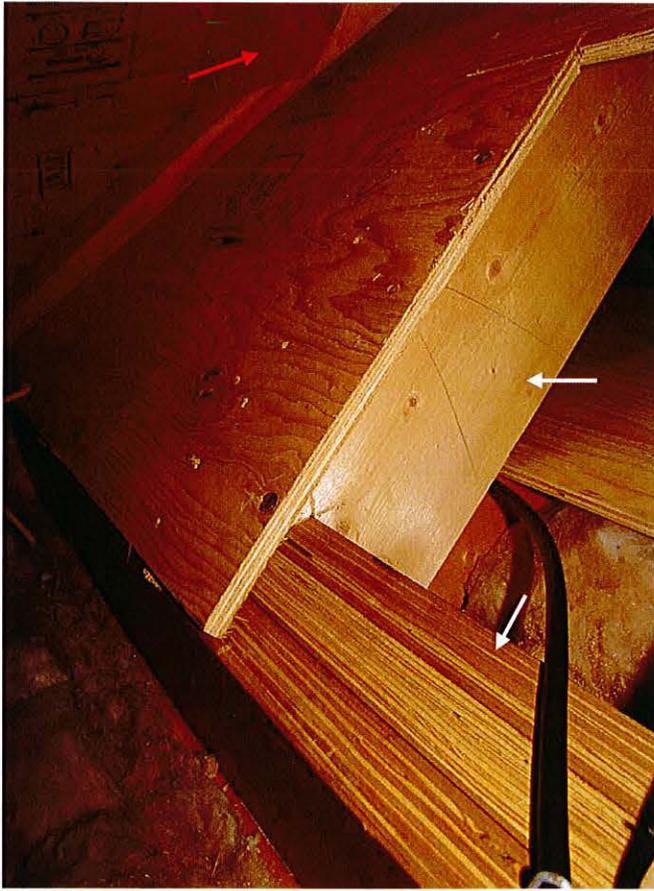
**PHOTOGRAPH 4**

Concrete masonry unit (CMU) "pier" is visible beneath main carrying beam in 1<sup>st</sup> Floor Framing. No anchorage is visible between beam and pier.



**PHOTOGRAPH 5**

CMU foundation wall along south side of crawl space. White arrow shows apparently eroded soil surface adjacent to wall. Foundation anchorage could not be confirmed. Looking along east foundation wall, no anchorage was visible within a distance of approx. fifteen feet.



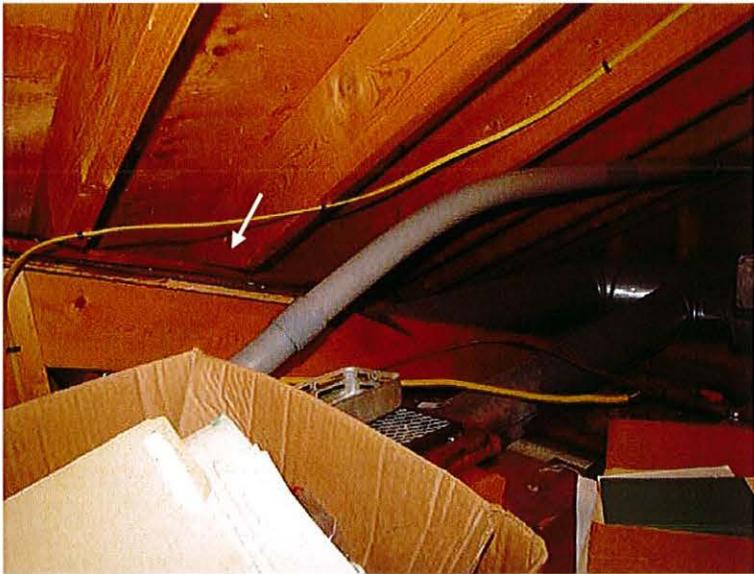
**PHOTOGRAPH 6**

Main roof framing for front (west) section of framing consisting of 2x10 rafters supported by a laminated veneer lumber (LVL) beam (white arrows). The rafters are "flush-framed" into the side of the LVL beam, with a small portion of the rafter left intact on top. No connection hardware was observed. Red arrow shows roof of middle section of building "over-framed" onto main roof framing.



**PHOTOGRAPH 7**

Main roof rafter framing into side of LVL support beam without connector hardware. White arrow shows typical "overcut" condition at main roof rafter cuts.



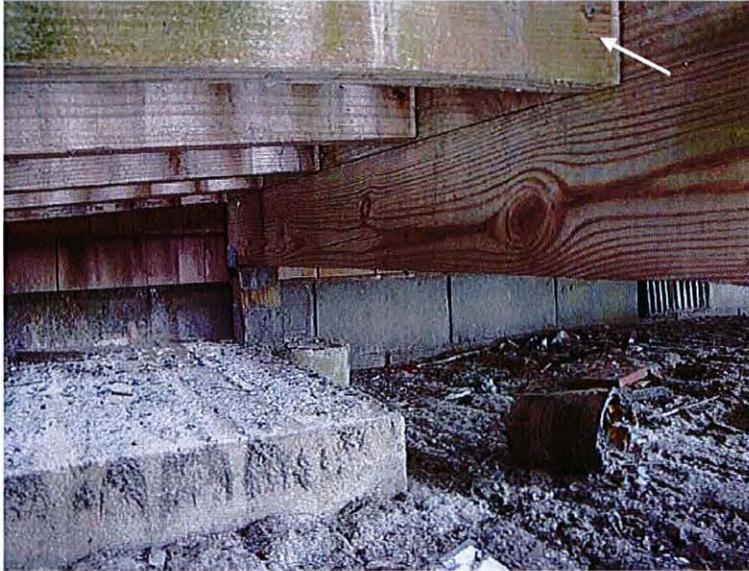
**PHOTOGRAPH 8**  
Typical overframed roof framing.



**PHOTOGRAPH 9**  
Typical overframed roof conditions showing minimal bearing area and no hold-downs or other connection hardware.



**PHOTOGRAPH 10**  
Typical framing conditions at "shed roof" on right (south) side of building. No connection hardware is visible between ledger and rafters. Very few nails were visible connecting the ledger to the exterior wall.



**PHOTOGRAPH 11**

Wood joist framing at ramp on north side of building. No hardware connectors are present at flush-framed joists (white arrow). Post supporting end of girder bears partly on sonotube, partly on concrete pad. Post connector does not fit completely onto post.



**PHOTOGRAPH 12**

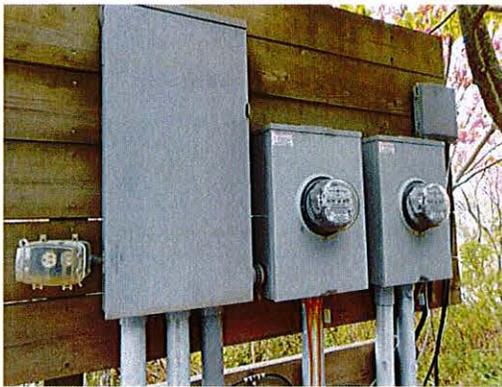
Typical condition, observed ramp support posts do not bear on sonotube foundations.

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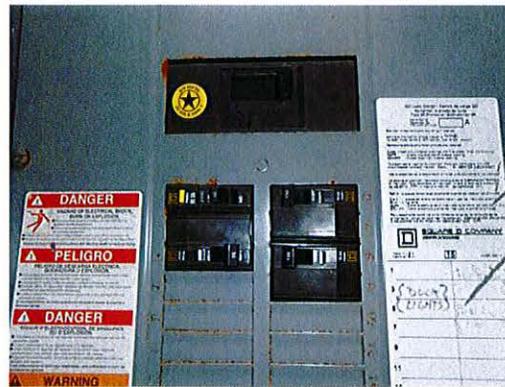
## **ELECTRICAL**

### **Electrical Service:**

The electrical service is derived from a utility pole on Washington Street on the opposite side of the road of the Building. The service comes overhead to a utility pole on the property, then underground and feeds two utility company meters, meter numbers 064008264 and 07208738. Meter 07208738 connects to the main distribution panel rated at 120/240V, 200 Ampere, 22 KAIC. The two meters and the main distribution panel are mounted exterior to the building on a wooden stand. The second meter may serve the dock power and lighting, this could not be determined at the time of the site visit. The equipment is beginning to show signs of deterioration due to weather conditions.



*Electrical Service*



*Main Distribution Panel*



*Overhead Service Conductors*

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**Electrical Distribution:**

The building is served by (2) 100 Ampere, 120/240 Volt panels, one located on the first floor and the second located on the second floor. The panels are in fair condition.



*Panel 1*



*Panel 2*

**Branch Circuits:**

All wiring throughout the building is type NM cable “Romex” and is in violation of the NEC. NM type cable is not allowed in commercial buildings. There seems to be an adequate amount of receptacles where needed. There is an abundance of surface mounted raceways installed in renovated spaces; other wiring is run in the crawl space and within the eaves of the attic space.



*Receptacles for Radio Equipment*



*Romex Wiring*

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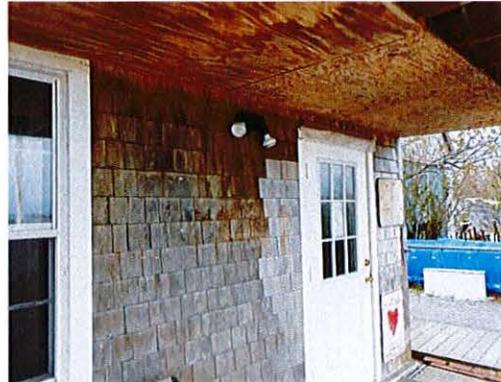
*Extension Cord*

**Lighting:**

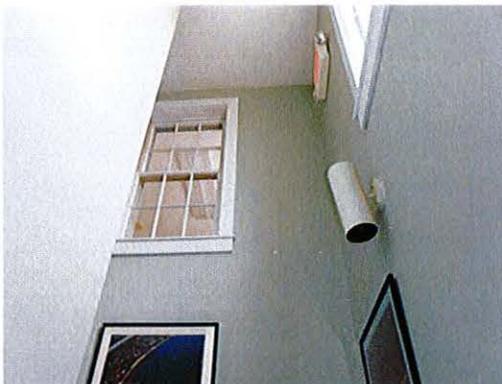
Lighting consists of surface mounted fluorescent wrap around fixtures, recessed compact fluorescent fixtures in the Public Restrooms and wall mounted compact fluorescent sconces in the Stairwell. Lighting control is via local line voltage switches. Exterior lighting consists of HID flood lights. Interior lighting is in fair condition and the exterior lighting is in poor condition.



*Surface Wraparound Fixtures*



*Exterior Flood Lights*



*Wall Sconces*



*Down Lights*

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**Emergency Lighting:**

Emergency lighting consists of emergency battery units and self-contained battery type exit signs. They seem to be code compliant and in fair condition within the building. There is no emergency light on the exterior of the building. This is a code violation.



*Battery Unit*



*Exit Sign*

**Fire Alarm System:**

The fire alarm system consists of a Fire Lite MS-4 conventional 4-zone panel. The panel was normal and no troubles were present at the time of inspection. Detection devices consist of local smokes and C.O. detector laid out for a residential occupancy. System devices consist of heat detectors. No pull stations were noted during the visit. The A/V devices were located in the Public Restrooms and were in poor condition. A number of local 120V smokes have been removed, most likely due to false alarms.



*Local Smoke and CO Detectors*

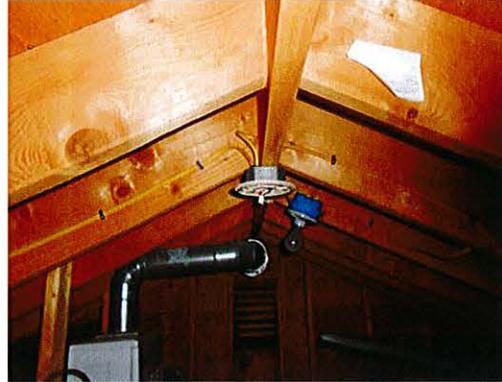


*A/V Device and Heat Detector*

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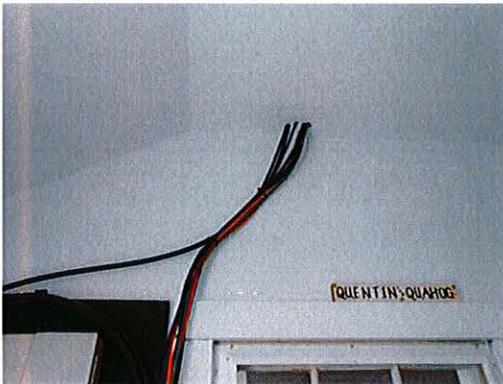
*Removed Device*



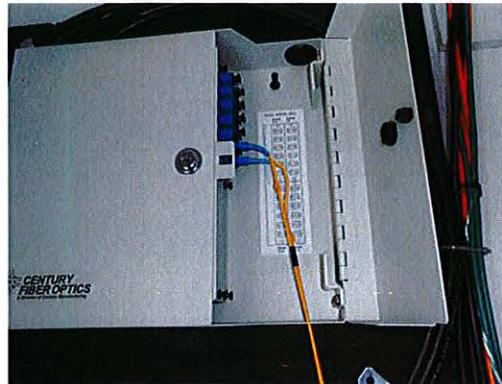
*Removed Device*

**Tel/Data System:**

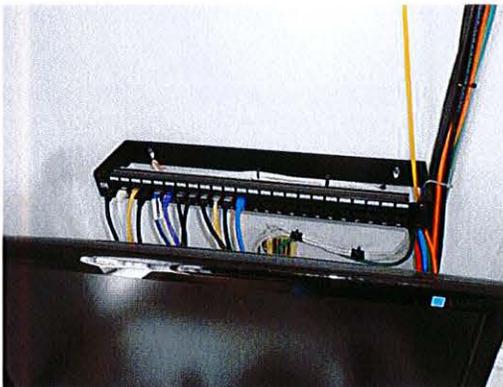
The Tel/Data system consists of CAT6 cabling to each data device. Wiring is run in the attic eaves and surface mounted in many cases. A Fiber Optic WAN connection is located on the second floor along with the network equipment and servers. Equipment and wiring seems to be in fair condition.



*Exposed Network Wiring*



*Fiber WAN Connection*



*Data Connectors*

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**Recommendations:**

*Electrical Service:*

The electrical service should be upgraded to a 400 Ampere, 120/208V, 3 phase, 4 wire service and should be located in a dedicated space within the building.

*Electrical Distribution:*

Existing 100A load centers can be re-used. New 3 phase panels should be added to accommodate any renovations.

*Branch Circuitry:*

Existing Romex wiring should be removed and replaced with MC type cable to comply with NEC.

*Lighting:*

A majority of the lighting can be reused, however, the fixtures are all utilitarian type and consideration should be made to replace them with more attractive, energy efficient LED type fixtures.

Occupancy sensors should be installed throughout the building to comply with the energy code. A timeclock and photocell should control the exterior lighting. Exterior light fixtures should be replaced with dark sky compliant LED fixtures.

*Emergency Lighting:*

The more recently installed battery units and exit signs can be re-used. New battery units should replace some of the older battery units. Exterior light fixtures should be provided with integral emergency batteries to comply with exterior egress path lighting.

*Fire Alarm System:*

The fire alarm control panel is in good condition and can be reused, however, the building's fire alarm system does not meet code and should be removed and new devices installed.

*Tel/Data System:*

Network equipment should be installed in a dedicated room with dedicated cooling equipment.

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## HVAC

### Heating and Ventilation:

The majority of the building is heated by propane fired unit heaters.

The open office areas on the First and Second floors are heated by propane fired unit heaters. The heating units were manufactured by Rinnai (Model Energy Saver ES22). The units appear to be in fair condition.



*Open Office – Propane Fired Heating Unit (Typical of 2)*

The Harbor Master's office is heated by a wall mounted propane fired unit heater (manufactured by Empire). The unit heater and associated thermostat appear to be in poor condition.



*Harbor Master's Office – Propane Fired Heating Unit*

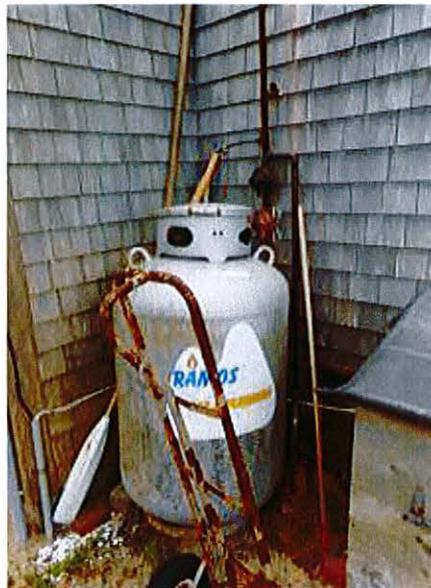
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Each of the restrooms are heated by propane fired unit heaters (manufactured by Empire) which appear to be in poor condition.



*Restroom Heating Unit (Typical of 2)*

There is a propane tank, which appears to be in good condition, located on grade.



*Propane Tank*

Ventilation for the majority of the building is provided by natural ventilation through the use of operable windows.

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The restrooms are exhausted by ceiling type exhaust air fans which appear to be in fair condition.



*Restroom – Exhaust Fan/Grille*

**Air Conditioning:**

The building is not air conditioned.

**Recommendations:**

In consideration of the above observed existing conditions, we would recommend that the existing propane unit heaters, in particular the older units manufactured by Empire that are located in the Harbor Master's Office and the Restrooms be replaced.

As part of a renovation project, we would recommend that a more energy efficient heating and ventilation system (such as high efficiency air cooled heat pump, energy recovery ventilation and programmable thermostat controls) be considered for improved energy efficiency.

The existing propane heating units manufactured by Rinnai and the propane tank could potentially be re-used. The existing exhaust air fans should be tested and serviced if re-used.

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## **PLUMBING**

### **Fixtures:**

The water closets are floor mounted tank type vitreous china. There is a wall hung vitreous china urinal with manually operated flush valve. There is also a wall hung waterless type urinal. Lavatories are wall hung vitreous china with manually operated hot and cold water handle faucets.

Showers are modular units with recessed pressure balanced shower valves.

Kitchenette sink is single bowl stainless steel counter mounted with gooseneck faucet.

There is no Janitor's sink.

There is no drinking fountain.



*Typical bathroom fixtures*



*Wall hung urinals*



*Kitchenette sink*



*Shower*

In general the plumbing fixtures do not meet accessibility standards. Installation of all new high efficiency fixtures are recommended.

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**Water Systems:**

The majority of the domestic distribution piping is located in the building crawl space. The crawl space allow for minimal accessibility for maintenance. Piping is copper tubing with sweat joints. The majority of the piping is not insulated. There are signs of corrosion at pipe joints and valves. Due to the lack of accessibility, a major renovation should include all new domestic water piping.

Domestic hot water is generated through LP gas fired tankless type water heater. The water heater is located in the attic. The hot water systems are not circulated.



*Typical domestic water piping in crawl space*



*Tankless water heater*

**LP Gas:**

The building is serviced by LP gas. Storage tank is approximately 120 gallons. LP gas is supplied to the tankless water heater, heating furnace, and exterior cooking grille.

Gas piping is combination of black steel with screwed joints and fittings and copper tubing.



*LP gas tank*

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**Drainage Systems:**

Sanitary and waste drainage and vent systems are copper with sweat joints. Where visible, the drainage and vent piping appears to be in good condition.

The slope roof discharges directly to grade, building does not have gutter.

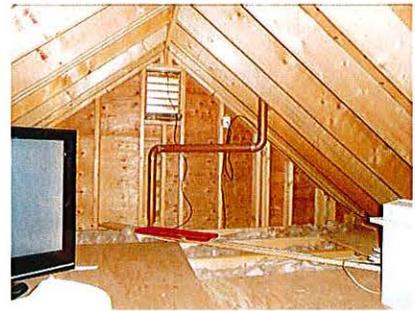
In general, the drainage piping can be reused even in a major renovation where adequately sized for the intended new use.



*Drainage at Kitchen sink*



*Drainage & vent piping*



*Vent piping in attic*

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**FIRE PROTECTION ASSESSMENT**

The Building does not contain an automatic sprinkler system.

In general, Massachusetts General Law M.G.L. c.148, s.26G requires that any existing building over 7,500 square feet that undergoes major alterations or modifications or a building addition that results in a gross floor area over 7,500 square feet must be sprinklered.

The proposed scope of work needs to be reviewed to determine if project is a major alteration. If the work is considered a major alteration or building addition constructed, then an automatic sprinkler system is required for the entire existing building and any additions.

A hydrant flow test will be required to determine adequate Municipal water supply.

May 13, 2014

Mr. Stephen L. Kelleher  
Stephen Kelleher Architects  
57 Alden Road  
Fairhaven, MA 02719

Re: Harbor Master Building

- Ref:
1. CLE Plan dated May 13, 2014
  2. MA Building Code 780 CMR – 8<sup>th</sup> Edition dated August 6, 2010
  3. FEMA Map No. 250230 0011 D revised June 9, 2014
  4. MASS GIS Historic Fill & Coastal Resources Map

Dear Mr. Kelleher,

CLE is pleased to submit this report and the above referenced documents in response to your request to perform a brief site visit, create a Google Earth overlay plan with the FEMA flood elevations, review existing building codes and determine building requirements for flood zones and prepare a list of required environmental permits for the new harbor master building.

On January 16, 2014, I visited the project site and performed a cursory visual inspection of the exterior and readily accessible sections from ground elevation of the existing harbor master building. The building is in fair to poor condition with reported flooding to a depth of two (2') feet above the first floor elevation during major coastal storm and advanced deterioration of foundation structural components.



West View



Southeast View

I called the Nantucket Building Commissioner Stephen J. Butler and confirmed the town is now using the 8<sup>th</sup> Edition of the Massachusetts Building Code dated August 6, 2010 and that Annual

Town meeting just voted in new FEMA maps for the project area dated June 9, 2014. The new building code does not substantially change the construction requirements in flood hazard areas. The revised FEMA maps moved the VE zone landward to Washington Street. The MASS GIS maps show the existing building footprint located in historic filled tidelands. Based on a cursory review of the above referenced documents, maps and plans the following will need to be incorporated into the project and considered for the proposed work:

#### FEMA Flood Zone

The harbor master building is location in a FEMA V8 (EL 10) zone based on the June 9, 2014 maps.

#### Building Requirements

The Massachusetts Building Code (8<sup>th</sup> Edition) dated August 6, 2010 requires in **Section G301.2.1** *For all new buildings or structures, substantial improvements, new foundations, and replacement or substantial repair of a foundation, the entire structure shall be elevated so that the lowest floor, including basement/cellars, is located at or above base flood elevation.*

#### Permitting

Based on our review of existing web-based information the following permits and/or licenses will be required for the proposed building:

- ❖ Historical Commission: The project will require a submission to the Nantucket Historical Commission before filing for a Building Permit.
- ❖ EOEEA-MEPA: The project will require a submission of an Environmental Notification Form (ENF) unless it is pile supported.
- ❖ Notice of Intent (NOI): The proposed new building will be located on land subject to coastal flowage (LSCF) and within the 100' buffer zone to resource areas and require a Notice of Intent (NOI) submission to the Nantucket Conservation Commission.
- ❖ DEP Chapter 91: The proposed new building will require a Chapter 91 License for the structure located in historic filled tidelands.

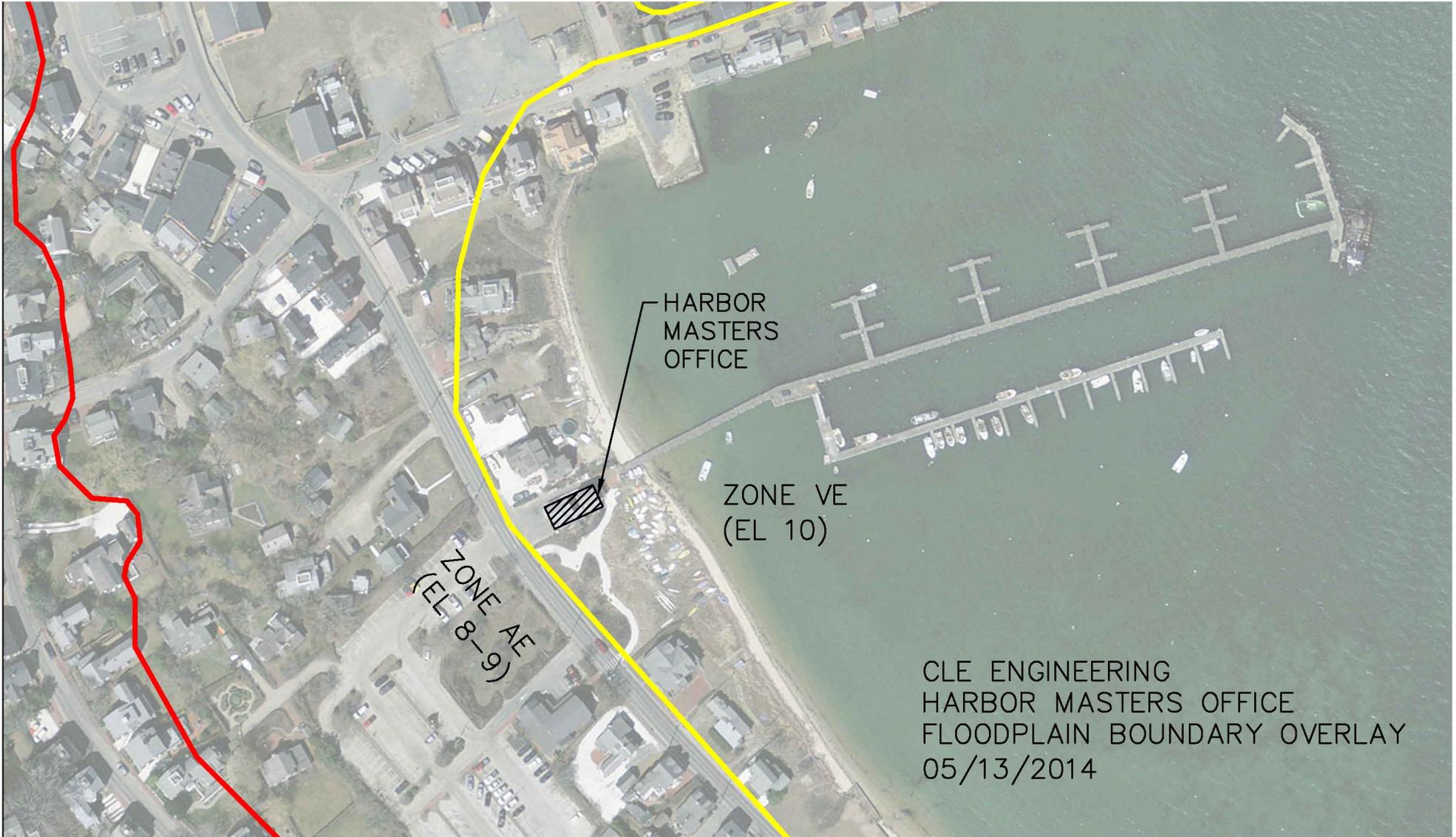
Please feel free to contact me if you have any questions.

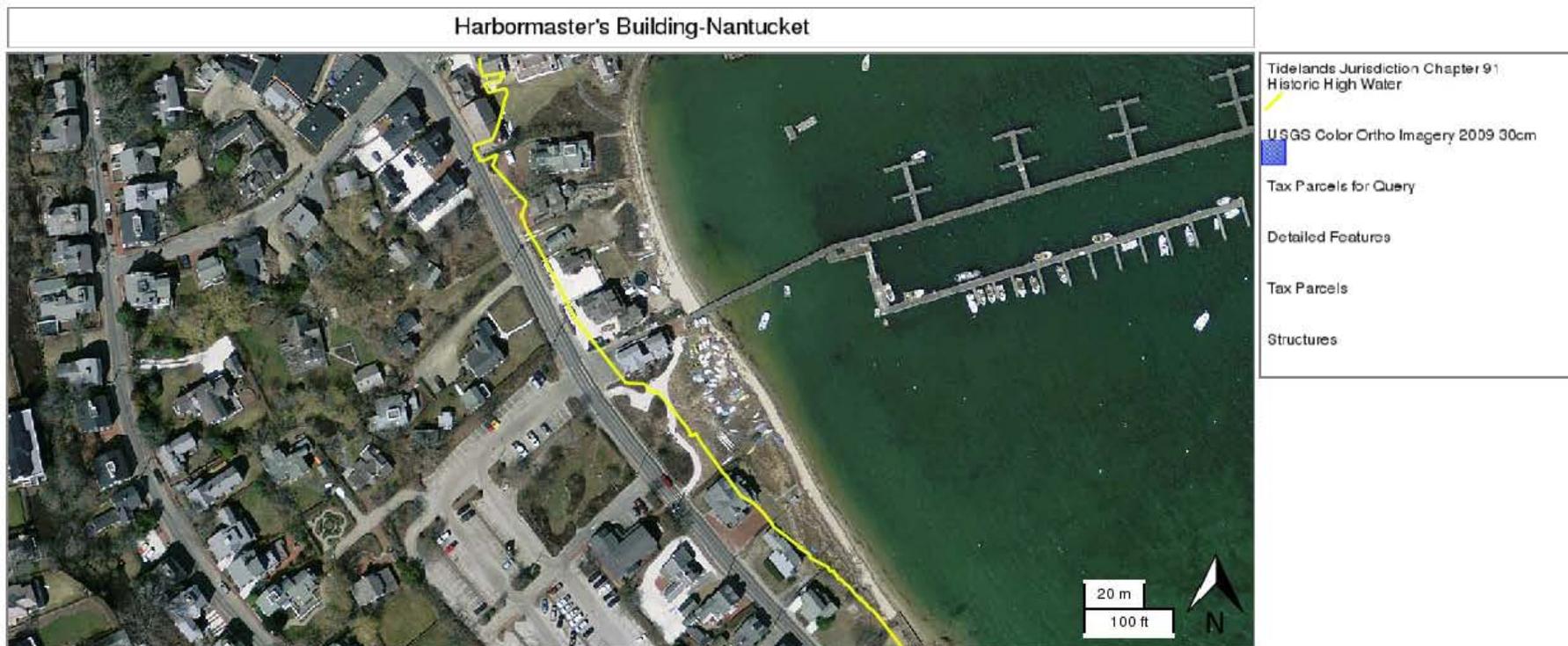
Yours truly,  
**CLE Engineering, Inc.**



Carlos G. Peña, P.E.  
Vice President

Cc: Susan E. Nilson, P.E.





115.00: continued

**G103 POWERS AND DUTIES** Reserved

**G104 POWERS** Reserved

**G105 VARIANCES** Reserved

**G201.2 Definitions.** Add the following definitions and delete the definitions for DEVELOPMENT, FUNCTIONALLY DEPENDENT FACILITY, MANUFACTURED HOME PARK OR SUBDIVISION, VARIANCE, and VIOLATION:

**BREAKWAY WALL.** A wall that is not part of the structural support of the building and intended, through its design and construction, to collapse under specific lateral forces, without causing damage to the elevated portion of the building or supporting foundation system.

**COASTAL DUNE.** Any natural hill, mound or ridge of sediment landward of a coastal beach deposited by wind action or storm overwash. *Coastal dune* also means sediment deposited by artificial means and serving the purpose of storm damage prevention or flood control. For purposes of this appendix, a coastal dune is one that has been determined to be significant to the interests of flood control and/or storm damage prevention as defined in the Wetlands Protection Act, M.G.L. c. 131, § 40.

**FLOOD HAZARD BOUNDARY MAP.** An official map of a community where the boundaries of the flood, mudslide (*i.e.*, mudflow) related erosion areas have been designated as Zones A, M, and/or E.

**HIGHEST ADJACENT GRADE.** The highest natural elevation of the ground surface, prior to construction, adjoining the proposed foundation walls of a structure.

**LATERAL ADDITION.** an addition that expands the footprint of a building or structure including a manufactured home.

**STRUCTURE.** (This definition is intended to be utilized with this Appendix.) A walled and roofed building, including a gas or liquid storage tank, that is principally above ground and affixed to a permanent site, as well as a manufactured home.

**SUBSTANTIAL REPAIR OF A FOUNDATION.** Work to repair and/or replace a foundation that results in the repair or replacement of the portion of the foundation walls with a perimeter along the base of the foundation that equals or exceeds 50% of the perimeter of the base of the entire foundation measured in linear feet. The term "substantial repair of a foundation" also includes a building or structure including a manufactured home that has incurred a failure of a foundation regardless of the actual work done to repair or replace the foundation.

**SECTION G301** Replace the entire section as follows:

**SECTION G301 Design and Construction Requirements in Flood Hazard Areas and Coastal Dunes.**

**G301.1 General.** Work subject to the requirements of Appendix G shall be designed by a *registered design professional*. Design certification shall be provided in accordance with section 1612.5.

Construction documents shall indicate proposed details of floor, wall, foundation support components, loading computations, and other essential technical data used to meet the requirements of this appendix.

**G301.2 Elevation of Structures.**

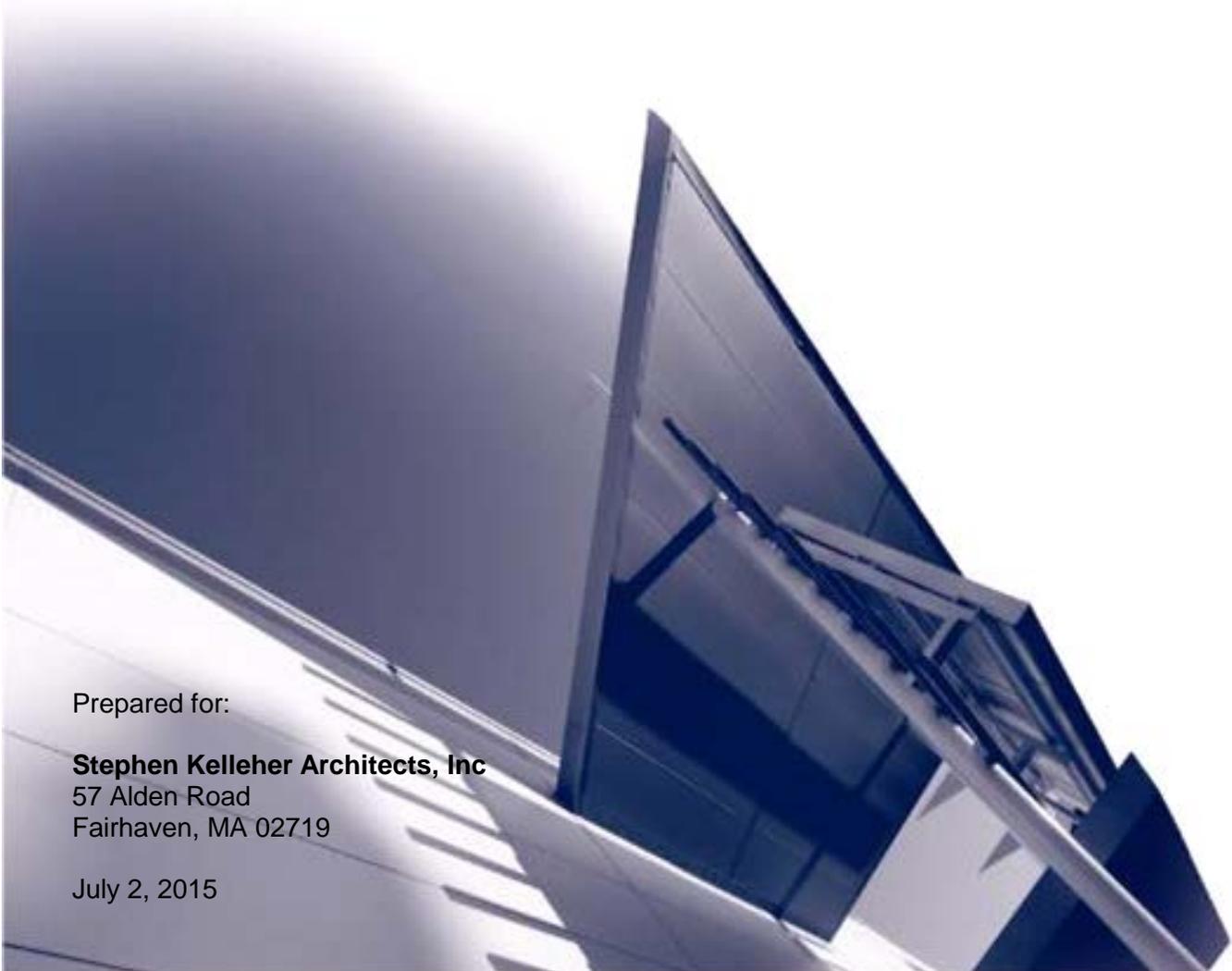
**G301.2.1 In Flood Hazard Areas.** For new buildings and structures, *substantial improvements*, new foundations, and replacement or substantial repair of a foundation, the entire structure shall be elevated so that the *lowest floor*, including basement/cellars, is located at or above *base flood* elevation. For lateral additions that are a *substantial improvement*, only the addition shall be elevated so that the *lowest floor*, including basement/cellars, is located at or above *base flood* elevation.

# Construction Cost Estimate

Conceptual Design Cost Estimate

## Nantucket Harbor Master Building

Nantucket, MA



Prepared for:

**Stephen Kelleher Architects, Inc**  
57 Alden Road  
Fairhaven, MA 02719

July 2, 2015

## Nantucket Harbor Master Building

### Conceptual Design Cost Estimate - Revision 1

#### Project Details

#### Description

##### ***Basis of Estimate***

This estimate has been prepared at the request of Stephen Kelleher Architects, Inc and is to provide a Conceptual Design Estimate of construction cost for the Nantucket Harbor Master Building, located in Nantucket, Massachusetts.

The estimate is based upon measured quantities and built-up rates prepared from the Conceptual Design submittal package issued to RLB on June 09, 2015, prepared by Stephen Kelleher Architects, Inc.

Where information was insufficient, assumptions and allowances were made based wherever possible on discussions with the architect and engineers.

It is assumed that the project will be competitively bid by four to six general contractors and that the awarded contractor and all subcontractors will be required to pay prevailing wage rates.

Unit pricing is based on July 2015 costs. Construction cost escalation has been carried at 9% in the estimate and assumes a Q3 2016 construction start. A design and estimating contingency has been included at 15%.

##### ***Items Specifically Included***

- . Allowance for hazardous materials abatement - \$10,000 (as per SKAI)
- . Allowance for window shutters - \$8,000 (as per SKAI)
- . Allowance for emergency generator - \$20,000 (as per SKAI)
- . Allowance for miscellaneous plantings - \$50,000 (as per SKAI)

##### ***Items Specifically Excluded***

- . Hazardous materials abatement
- . Rock excavation
- . Costs associated with phasing the construction work
- . Out of hours work
- . Photovoltaics and other renewable energy resources
- . Furniture, Fittings and Equipment (FF&E)
- . Murals and works of art
- . Mock-ups
- . Work outside the site boundaries unless noted otherwise
- . Special testing & inspections
- . Utility tap fees and charges
- . Permits & plan review fees
- . Owner's contingency
- . Construction phase contingency
- . Land and legal costs
- . Architectural, Engineering and other professional fees
- . Geotechnical, traffic and all other studies
- . Items marked as "Excl." in the estimate
- . Escalation allowance beyond 01/2017

##### ***Documents***

Please refer to Basis of Estimate.

**Nantucket Harbor Master Building**  
**Conceptual Design Cost Estimate - Revision 1**

Divisions/Elements Summary

Rates Current At July 2015

Description	Total Cost
<b>02 Existing Conditions</b>	
F2020 Hazardous Components Abatement	10,000
G1020 Site Demolition and Relocations	16,849
<b>Existing Conditions</b>	<b>\$26,849</b>
<b>03 Concrete</b>	
A1010 Standard Foundations	36,300
A1020 Special Foundations	273,200
B1010 Floor Construction	81,935
<b>Concrete</b>	<b>\$391,435</b>
<b>06 Wood, Plastics, and Composites</b>	
B1010 Floor Construction	83,481
B1020 Roof Construction	56,002
B2010 Exterior Walls	78,885
C1010 Partitions	2,423
C2010 Stair Construction	10,050
E2010 Fixed Furnishings	25,975
G2040 Site Development	8,030
<b>Wood, Plastics, and Composites</b>	<b>\$264,846</b>
<b>07 Thermal and Moisture Protection</b>	
B1010 Floor Construction	19,834
B2010 Exterior Walls	51,779
B3010 Roof Coverings	24,001
C1030 Fittings	4,039
G2040 Site Development	3,598
<b>Thermal and Moisture Protection</b>	<b>\$103,251</b>
<b>08 Openings</b>	
B2020 Exterior Windows	40,800
B2030 Exterior Doors	16,000
B3020 Roof Openings	2,170
C1020 Interior Doors	5,200
<b>Openings</b>	<b>\$64,170</b>
<b>09 Finishings</b>	
B2010 Exterior Walls	9,051
C1010 Partitions	39,475
C3020 Floor Finishes	79,215
41	

**Nantucket Harbor Master Building**  
**Conceptual Design Cost Estimate - Revision 1**

Divisions/Elements Summary

Rates Current At July 2015

Description	Total Cost
C3030 Ceiling Finishes	17,643
<b>Finishings</b>	<b>\$145,384</b>
<b>10 Specialties</b>	
C1030 Fittings	36,208
D4090 Other Fire Protection Systems	1,950
<b>Specialties</b>	<b>\$38,158</b>
<b>11 Equipment</b>	
E1090 Other Equipment	Excl.
<b>Equipment</b>	<b>Excl.</b>
<b>14 Conveying Equipment</b>	
D1010 Elevators & Lifts	50,000
<b>Conveying Equipment</b>	<b>\$50,000</b>
<b>21 Fire Suppression</b>	
D4010 Sprinklers	Excl.
<b>Fire Suppression</b>	<b>Excl.</b>
<b>22 Plumbing</b>	
D2010 Plumbing Fixtures	33,250
D2020 Domestic Water Distribution	37,310
D2030 Sanitary Waste	16,155
D2090 Other Plumbing Systems	9,808
<b>Plumbing</b>	<b>\$96,523</b>
<b>23 Heating, Ventilating, and Air Conditioning</b>	
D3040 Distribution Systems	58,158
<b>Heating, Ventilating, and Air Conditioning</b>	<b>\$58,158</b>
<b>26 Electrical</b>	
D5010 Electrical Service & Distribution	52,310
D5020 Lighting and Branch Wiring	53,312
<b>Electrical</b>	<b>\$105,622</b>
<b>27 Communications</b>	
D5030 Communications & Security	6,462
<b>Communications</b>	<b>\$6,462</b>
<b>31 Earthwork</b>	
A1020 Special Foundations	181,148
<b>Earthwork</b>	<b>\$181,148</b>
<b>32 Exterior Improvements</b>	
G2030 Pedestrian Paving	567
	42

**Nantucket Harbor Master Building**  
**Conceptual Design Cost Estimate - Revision 1**

Divisions/Elements Summary

Rates Current At July 2015

Description	Total Cost
G2040 Site Development	50,000
G2050 Landscaping	50,000
<b>Exterior Improvements</b>	<b>\$100,567</b>
<b>33 Utilities</b>	
G3010 Water Supply	10,000
G3020 Sanitary Water	5,000
G3030 Storm Sewer	20,000
G4010 Electrical Distribution	15,000
<b>Utilities</b>	<b>\$50,000</b>
<b>ESTIMATED NET COST</b>	<b>\$1,682,573</b>
<b>MARGINS &amp; ADJUSTMENTS</b>	
General Conditions	12.0 % \$201,909
Bonds and Insurances	2.7 % \$50,881
Overhead and Profit	5.0 % \$96,768
Design/Estimating Contingency	15.0 % \$304,820
Escalation allowance to mid-point of construction (01/2017)	9.0 % \$210,049
<b>ESTIMATED TOTAL COST</b>	<b>\$2,547,000</b>

**Nantucket Harbor Master Building**  
**Conceptual Design Cost Estimate - Revision 1**

Divisions/Elements Item

Rates Current At July 2015

Description	Unit	Qty	Rate	Total Cost
<b>02 Existing Conditions</b>				
<b>F2020 Hazardous Components Abatement</b>				
5 Allowance for hazardous materials abatement (as per SKAI)	Item			10,000
<b>Hazardous Components Abatement</b>				<b>\$10,000</b>
<b>G1020 Site Demolition and Relocations</b>				
1 Demolish existing two story wood structure	SF	2,407	7.00	16,849
<b>Site Demolition and Relocations</b>				<b>\$16,849</b>
<b>Existing Conditions</b>				<b>\$26,849</b>
<b>03 Concrete</b>				
<b>A1010 Standard Foundations</b>				
6 Concrete columns, allow 2'-0" x 2'-0" x 5'-9" deep	EA	27	900.00	24,300
7 Concrete columns, allow 2'-0" x 2'-0" x 4'-0" deep	EA	20	600.00	12,000
<b>Standard Foundations</b>				<b>\$36,300</b>
<b>A1020 Special Foundations</b>				
8 Allowance for ballast footings, 6'-0" x 2'-6" deep	LF	683	400.00	273,200
<b>Special Foundations</b>				<b>\$273,200</b>
<b>B1010 Floor Construction</b>				
15 Concrete framed slab, 8" thick	SF	1,855	35.00	64,925
17 Perimeter concrete knee wall, 8" thick	SF	567	30.00	17,010
<b>Floor Construction</b>				<b>\$81,935</b>
<b>Concrete</b>				<b>\$391,435</b>
<b>06 Wood, Plastics, and Composites</b>				
<b>B1010 Floor Construction</b>				
2 Allowance for wood framing including posts, beams, floor joists, etc.	SF	3,231	20.00	64,620
16 Allowance for deck framing including beams, joists, etc.	SF	882	15.00	13,230
21 Allowance for access ramp framing including beams, joists, etc.	SF	240	10.00	2,400
34 Allowance for miscellaneous rough carpentry	SF	3,231	1.00	3,231
<b>Floor Construction</b>				<b>\$83,481</b>
<b>B1020 Roof Construction</b>				
3 Allowance for wood roof trusses	SF	2,348	15.00	35,220
4 Allowance for additional roof framing including roof beams, joists, etc.	SF	2,348	2.50	5,870
38 Allowance for framing to deck gazebo	SF	100	15.00	1,500

**Nantucket Harbor Master Building**  
**Conceptual Design Cost Estimate - Revision 1**

Divisions/Elements Item

Rates Current At July 2015

Description		Unit	Qty	Rate	Total Cost
41	Plywood sheathing, allow 3/4" thick	SF	2,956	2.75	8,129
42	Allowance for rough carpentry	SF	2,348	1.00	2,348
43	Allowance for miscellaneous connections and framing	SF	2,348	1.25	2,935
<b>Roof Construction</b>					<b>\$56,002</b>
<b>B2010 Exterior Walls</b>					
31	Wood stud framing, allow 2" x 6"	SF	3,821	8.00	30,568
32	Exterior plywood sheathing, allow 1/2" thick	SF	3,821	2.25	8,597
33	Exterior window and door framing/blocking	LF	623	15.00	9,345
56	Stained wood railing to access ramps and deck	LF	239	125.00	29,875
119	Pulley including support beams	Item			500
<b>Exterior Walls</b>					<b>\$78,885</b>
<b>C1010 Partitions</b>					
35	Allowance for miscellaneous wood blocking	SF	3,231	0.75	2,423
<b>Partitions</b>					<b>\$2,423</b>
<b>C2010 Stair Construction</b>					
19	Wood stairs including stringers, treads and risers approximately 4'-0" wide	FT/R	11	500.00	5,500
20	Wood stairs including stringers, treads and risers approximately 5'-6" wide	FT/R	7	650.00	4,550
<b>Stair Construction</b>					<b>\$10,050</b>
<b>E2010 Fixed Furnishings</b>					
50	Casework: Plastic laminate workstation	LF	45	175.00	7,875
51	Casework: Plastic laminate information counter	LF	14	150.00	2,100
52	Casework: Tall cabinets to Harbor Master Offices	LF	9	400.00	3,600
53	Casework: Allowance for credenza to Harbor Master Office	LF	10	600.00	6,000
54	Casework: Solid surface lavatory including supports	LF	23	200.00	4,600
55	Casework: Built-in shower bench	LF	18	100.00	1,800
<b>Fixed Furnishings</b>					<b>\$25,975</b>
<b>G2040 Site Development</b>					
47	Allowance for framing to site gazebo	SF	364	15.00	5,460
48	Plywood sheathing, allow 3/4" thick	SF	514	5.00	2,570
<b>Site Development</b>					<b>\$8,030</b>
<b>Wood, Plastics, and Composites</b>					<b>\$264,846</b>

**Nantucket Harbor Master Building**  
**Conceptual Design Cost Estimate - Revision 1**

Divisions/Elements Item

Rates Current At July 2015

Description		Unit	Qty	Rate	Total Cost
<b>07</b>	<b>Thermal and Moisture Protection</b>				
	<b>B1010 Floor Construction</b>				
18	Rigid insulation, 5" thick	SF	1,855	6.50	12,058
120	Fiberglass batt insulation, allow 9" thick	SF	1,296	6.00	7,776
	<b>Floor Construction</b>				<b>\$19,834</b>
	<b>B2010 Exterior Walls</b>				
22	Fiber cement siding to crawl space	SF	805	9.00	7,245
25	White cedar shingle to exterior walls	SF	2,483	9.00	22,347
26	Fiber cement siding	SF	534	10.00	5,340
27	Rigid foam insulation, 4 1/2" total thickness, to exterior wall base	SF	700	6.50	4,550
28	Building wrap	SF	3,017	0.75	2,263
29	Fiberglass batt insulation	SF	2,517	2.00	5,034
30	Allowance for miscellaneous exterior wall PVC trims	Item			5,000
	<b>Exterior Walls</b>				<b>\$51,779</b>
	<b>B3010 Roof Coverings</b>				
36	Asphalt shingles to building pitched roof	SF	2,815	7.00	19,705
37	Asphalt shingle to deck gazebo pitched roof	SF	141	7.00	987
39	Ice and water shield	SF	2,956	1.00	2,956
40	Fiberglass batt insulation	SF	141	2.50	353
	<b>Roof Coverings</b>				<b>\$24,001</b>
	<b>C1030 Fittings</b>				
57	Allowance for miscellaneous firestopping	SF	3,231	0.25	808
58	Allowance for miscellaneous caulking and sealing	SF	3,231	1.00	3,231
	<b>Fittings</b>				<b>\$4,039</b>
	<b>G2040 Site Development</b>				
46	Asphalt shingle to site gazebo pitched roof	SF	514	7.00	3,598
	<b>Site Development</b>				<b>\$3,598</b>
	<b>Thermal and Moisture Protection</b>				<b>\$103,251</b>
<b>08</b>	<b>Openings</b>				
	<b>B2020 Exterior Windows</b>				
23	Allowance for glazed aluminum widow units	SF	410	80.00	32,800
121	Allowance for window shutters (as per SKAI)	Item			8,000
	<b>Exterior Windows</b>				<b>\$40,800</b>

**Nantucket Harbor Master Building**  
**Conceptual Design Cost Estimate - Revision 1**

Divisions/Elements Item

Rates Current At July 2015

Description	Unit	Qty	Rate	Total Cost
<b>B2030 Exterior Doors</b>				
59 Single leaf wood doors including frame, hardware and finish	EA	6	1,300.00	7,800
60 Double leaf wood doors including frame, hardware and finish	Pr	1	2,500.00	2,500
118 Door dams	EA	6	950.00	5,700
<b>Exterior Doors</b>				<b>\$16,000</b>
<b>B3020 Roof Openings</b>				
24 Unit skylights	SF	31	70.00	2,170
<b>Roof Openings</b>				<b>\$2,170</b>
<b>C1020 Interior Doors</b>				
61 Single leaf wood doors including frame, hardware and finish	EA	4	1,300.00	5,200
<b>Interior Doors</b>				<b>\$5,200</b>
<b>Openings</b>				<b>\$64,170</b>
<b>09 Finishings</b>				
<b>B2010 Exterior Walls</b>				
81 Gypsum board interior lining to exterior walls	SF	3,017	3.00	9,051
<b>Exterior Walls</b>				<b>\$9,051</b>
<b>C1010 Partitions</b>				
78 Gypsum board interior partitions	SF	2,155	9.50	20,473
79 Gypsum board interior partitions, lift enclosure	SF	342	15.00	5,130
80 Gypsum board interior partitions, plumbing enclosure	SF	1,156	12.00	13,872
<b>Partitions</b>				<b>\$39,475</b>
<b>C3020 Floor Finishes</b>				
82 Vinyl composition tile flooring	SF	1,701	5.75	9,781
83 Ceramic tile flooring	SF	1,067	14.00	14,938
84 Rubber floor base	LF	380	3.50	1,330
85 Ceramic tile floor base	LF	506	14.00	7,084
86 Ceramic wall tiles to shower area	SF	2,193	16.00	35,088
87 Prepare and apply paint to interior walls	SF	7,329	1.50	10,994
<b>Floor Finishes</b>				<b>\$79,215</b>
<b>C3030 Ceiling Finishes</b>				
88 Acoustical ceiling tiles, 2' x 2'	SF	1,095	5.50	6,023
89 Gypsum board ceiling, moisture resistant	SF	1,035	9.50	9,833
90 Prepare and apply paint to gypsum board ceiling	SF	1,035	1.50	1,553

**Nantucket Harbor Master Building**  
**Conceptual Design Cost Estimate - Revision 1**

Divisions/Elements Item

Rates Current At July 2015

Description		Unit	Qty	Rate	Total Cost
91	Prepare and apply paint to exposed deck	SF	156	1.50	234
<b>Ceiling Finishes</b>					<b>\$17,643</b>
<b>Finishings</b>					<b>\$145,384</b>
<b>10</b>	<b>Specialties</b>				
	<b>C1030 Fittings</b>				
62	Toilet Compartment: Plastic laminate, floor mounted, handicap	EA	2	1,500.00	3,000
63	Toilet Compartment: Plastic laminate, floor mounted, standard	EA	4	1,000.00	4,000
64	Toilet Compartment: Shower doors	EA	8	650.00	5,200
65	Toilet Accessories: Paper towel dispenser/receptacle	EA	4	850.00	3,400
66	Toilet Accessories: Grab bar	EA	8	65.00	520
67	Toilet Accessories: Shower grab bar	EA	3	250.00	750
68	Toilet Accessories: Toilet tissue holder	EA	8	60.00	480
69	Toilet Accessories: Mirror	SF	81	35.00	2,835
70	Toilet Accessories: Folding shower seat	EA	3	350.00	1,050
71	Toilet Accessories: Coat hook	EA	16	25.00	400
72	Toilet Accessories: Baby changing station	EA	1	350.00	350
73	Janitorial Accessories: Wall shelves	LF	12	150.00	1,800
74	Allowance for glass encased bulletin board	EA	1	5,000.00	5,000
75	Allowance for interior code/statutory signage	SF	3,231	0.75	2,423
76	Allowance for exterior building signage	Item			5,000
<b>Fittings</b>					<b>\$36,208</b>
	<b>D4090 Other Fire Protection Systems</b>				
77	Allowance for fire extinguishers and cabinets	EA	3	650.00	1,950
<b>Other Fire Protection Systems</b>					<b>\$1,950</b>
<b>Specialties</b>					<b>\$38,158</b>
<b>11</b>	<b>Equipment</b>				
	<b>E1090 Other Equipment</b>				
110	Ceiling mounted projection screen and projector - by Owner	EA	1		Excl.
111	Residential Appliance: Refrigerator	EA	1		Excl.
112	Residential Appliance: Microwave oven	EA	1		Excl.
<b>Other Equipment</b>					<b>Excl.</b>
<b>Equipment</b>					<b>Excl.</b>

**Nantucket Harbor Master Building**  
**Conceptual Design Cost Estimate - Revision 1**

Divisions/Elements Item

Rates Current At July 2015

Description	Unit	Qty	Rate	Total Cost
<b>14 Conveying Equipment</b>				
<b>D1010 Elevators &amp; Lifts</b>				
92 Allowance for handicap lift, 2 stops	EA	1	50,000.00	50,000
<b>Elevators &amp; Lifts</b>				<b>\$50,000</b>
<b>Conveying Equipment</b>				<b>\$50,000</b>
<b>21 Fire Suppression</b>				
<b>D4010 Sprinklers</b>				
93 Allowance for sprinkler systems - assumed not required	SF	3,231		Excl.
<b>Sprinklers</b>				<b>Excl.</b>
<b>Fire Suppression</b>				<b>Excl.</b>
<b>22 Plumbing</b>				
<b>D2010 Plumbing Fixtures</b>				
94 Water closet, ADA	EA	3	1,500.00	4,500
95 Water closet	EA	5	1,500.00	7,500
96 Shower	EA	9	750.00	6,750
97 Urinal	EA	1	1,500.00	1,500
98 Lavatory basin	EA	10	1,200.00	12,000
99 Mop sink	EA	1	1,000.00	1,000
<b>Plumbing Fixtures</b>				<b>\$33,250</b>
<b>D2020 Domestic Water Distribution</b>				
100 Hot water tank, allow electric	EA	1	5,000.00	5,000
101 Allowance for domestic water distribution including piping, insulation, connections, etc.	SF	3,231	10.00	32,310
<b>Domestic Water Distribution</b>				<b>\$37,310</b>
<b>D2030 Sanitary Waste</b>				
102 Allowance for sanitary waste including drains, piping, etc.	SF	3,231	5.00	16,155
<b>Sanitary Waste</b>				<b>\$16,155</b>
<b>D2090 Other Plumbing Systems</b>				
103 Fees and bonds	Item			4,000
104 Testing and commissioning	SF	3,231	0.25	808
105 Coordination and management	Item			5,000
<b>Other Plumbing Systems</b>				<b>\$9,808</b>
<b>Plumbing</b>				<b>\$96,523</b>

**Nantucket Harbor Master Building**  
**Conceptual Design Cost Estimate - Revision 1**

Divisions/Elements Item

Rates Current At July 2015

Description		Unit	Qty	Rate	Total Cost
<b>23</b>	<b>Heating, Ventilating, and Air Conditioning</b>				
	<b>D3040 Distribution Systems</b>				
106	Allowance for HVAC system	SF	3,231	18.00	58,158
	<b>Distribution Systems</b>				<b>\$58,158</b>
	<b>Heating, Ventilating, and Air Conditioning</b>				<b>\$58,158</b>
<b>26</b>	<b>Electrical</b>				
	<b>D5010 Electrical Service &amp; Distribution</b>				
107	Allowance for electrical service and distribution	SF	3,231	10.00	32,310
122	Allowance for emergency generator (as per SKAI)	Item			20,000
	<b>Electrical Service &amp; Distribution</b>				<b>\$52,310</b>
	<b>D5020 Lighting and Branch Wiring</b>				
108	Allowance for lighting and branch wiring	SF	3,231	16.50	53,312
	<b>Lighting and Branch Wiring</b>				<b>\$53,312</b>
	<b>Electrical</b>				<b>\$105,622</b>
<b>27</b>	<b>Communications</b>				
	<b>D5030 Communications &amp; Security</b>				
109	Allowance for Tel/Data infrastructure (equipment by Owner)	SF	3,231	2.00	6,462
	<b>Communications &amp; Security</b>				<b>\$6,462</b>
	<b>Communications</b>				<b>\$6,462</b>
<b>31</b>	<b>Earthwork</b>				
	<b>A1020 Special Foundations</b>				
9	Excavate for ballast footings	CY	2,466	12.00	29,592
10	Remove excavated materials and stockpile on site for re-use	CY	2,466	8.00	19,728
11	Prepare and compact footing sub-base	SF	4,097	0.75	3,073
12	Stone footing sub-base	CY	76	65.00	4,940
13	Backfill footing excavation using salvage materials	CY	2,011	10.00	20,110
14	Modified rock fill to top layer of excavation backfill	CY	57	65.00	3,705
113	Allowance for dewatering	Item			100,000
	<b>Special Foundations</b>				<b>\$181,148</b>
	<b>Earthwork</b>				<b>\$181,148</b>

**Nantucket Harbor Master Building**  
**Conceptual Design Cost Estimate - Revision 1**

Divisions/Elements Item

Rates Current At July 2015

Description		Unit	Qty	Rate	Total Cost
<b>32</b>	<b>Exterior Improvements</b>				
	<b>G2030 Pedestrian Paving</b>				
49	Stone walkways including sub-base	SF	162	3.50	567
	<b>Pedestrian Paving</b>				<b>\$567</b>
	<b>G2040 Site Development</b>				
44	Allowance for miscellaneous site development	Item			50,000
	<b>Site Development</b>				<b>\$50,000</b>
	<b>G2050 Landscaping</b>				
45	Allowance for miscellaneous plantings (as per SKAI)	Item			50,000
	<b>Landscaping</b>				<b>\$50,000</b>
	<b>Exterior Improvements</b>				<b>\$100,567</b>
<b>33</b>	<b>Utilities</b>				
	<b>G3010 Water Supply</b>				
114	Allowance for water supply system including modification of existing	Item			10,000
	<b>Water Supply</b>				<b>\$10,000</b>
	<b>G3020 Sanitary Water</b>				
115	Allowance for sanitary sewer system including modification of existing	Item			5,000
	<b>Sanitary Water</b>				<b>\$5,000</b>
	<b>G3030 Storm Sewer</b>				
116	Allowance for storm sewer system	Item			20,000
	<b>Storm Sewer</b>				<b>\$20,000</b>
	<b>G4010 Electrical Distribution</b>				
117	Allowance for electrical distribution including modification of existing	Item			15,000
	<b>Electrical Distribution</b>				<b>\$15,000</b>
	<b>Utilities</b>				<b>\$50,000</b>
	<b>ESTIMATED NET COST</b>				<b>\$1,682,573</b>

TOWN OF NANTUCKET  
 GENERAL FUND TOWN CAPITAL PROJECTS  
 PUBLIC WORKS

Article / Fiscal Year Description		A10/'18 PLAY EQUIP TOM NEVERS	A10/'18 PICKUP TRUCK W/ PLOW	A10/'18 1 TON DUMP W/ PLOW	A10/'18 PURCHASE GRADER	A10/'18 LEAF/VACUUM TRUCK	A10/'18 BUY MOWING EQUIPMENT	A10/'18 'SCONSET FLAG/MONUMENT	A10/'18 DOWNTOWN SIDEWALKS
<b>Authorizations</b>	Original Authorization	100,000.00	60,000.00	75,000.00	200,000.00	100,000.00	50,000.00	100,000.00	500,000.00
	Supplemental								
	Supplemental								
	<b>Total Authorization</b>	<b>100,000.00</b>	<b>60,000.00</b>	<b>75,000.00</b>	<b>200,000.00</b>	<b>100,000.00</b>	<b>50,000.00</b>	<b>100,000.00</b>	<b>500,000.00</b>
<b>Funding:</b>	Free Cash				200,000.00	100,000.00	3,949.00	100,000.00	500,000.00
	Overlay Surplus								
	General Revenues	100,000.00	60,000.00	75,000.00					
	Gift Funds								
	Sales of Real Estate								
	Waterways								
	Beach Improvement								
	Bond Revenue								
	Grant Revenue								
	Reappropriation						46,051.00		
	Reappropriation								
	BAN								
	<b>Total Funding</b>	<b>100,000.00</b>	<b>60,000.00</b>	<b>75,000.00</b>	<b>200,000.00</b>	<b>100,000.00</b>	<b>50,000.00</b>	<b>100,000.00</b>	<b>500,000.00</b>
	<b>Expenditures</b>								
	Encumbrances (Purchase Orders)		42,218.20	64,544.15	174,900.00		30,597.00	5,200.00	
	<b>Total Expenditures and Encumbrances:</b>	<b>-</b>	<b>42,218.20</b>	<b>64,544.15</b>	<b>174,900.00</b>	<b>-</b>	<b>30,597.00</b>	<b>5,200.00</b>	<b>-</b>
	<b>Remaining Funding</b>	<b>100,000.00</b>	<b>17,781.80</b>	<b>10,455.85</b>	<b>25,100.00</b>	<b>100,000.00</b>	<b>19,403.00</b>	<b>94,800.00</b>	<b>500,000.00</b>
	<b>Remaining Budget</b>	<b>100,000.00</b>	<b>17,781.80</b>	<b>10,455.85</b>	<b>25,100.00</b>	<b>100,000.00</b>	<b>19,403.00</b>	<b>94,800.00</b>	<b>500,000.00</b>
	In Progress		In Progress	In Progress	In Progress	In Progress	In Progress	In Progress	In Progress
<b>Warrant Article Language</b>	<i>Costs associated with the purchase and installation of playground equipment at the Tom Nevers playground</i>	<i>Purchase of a pickup truck with plow</i>	<i>Purchase of a one-ton dump truck with plow</i>	<i>Purchase of a grader</i>	<i>Purchase of a leaf/vacuum truck</i>	<i>Purchase of mowing equipment</i>	<i>Repair/restoration of Siasconset Flagpole and Monument</i>	<i>Costs associated with the construction, repair, and maintenance of downtown sidewalks and pedestrian walkways</i>	

TOWN OF NANTUCKET  
 GENERAL FUND TOWN CAPITAL PROJECTS  
 PUBLIC WORKS

Article / Fiscal Year Description		A10/18 BLVD,LOVERS,OKORWAW	A10/18 ISLAND WIDE ROAD IMPRV	A10/18 OLD SO/FAREGR ROTARY	A10/18 OLDSOUTH BIKE PATH R&M	A10/18 STORMWATER IMPROVES
<b>Authorizations</b>	Original Authorization	1,000,000.00	900,000.00	150,000.00	75,000.00	500,000.00
	Supplemental					
	Supplemental					
	<b>Total Authorization</b>	<b>1,000,000.00</b>	<b>900,000.00</b>	<b>150,000.00</b>	<b>75,000.00</b>	<b>500,000.00</b>
<b>Funding:</b>						
	Free Cash			150,000.00	75,000.00	500,000.00
	Overlay Surplus					
	General Revenues		300,000.00			
	Gift Funds					
	Sales of Real Estate	1,000,000.00	600,000.00			
	Waterways					
	Beach Improvement					
	Bond Revenue					
	Grant Revenue					
	Reappropriation					
	Reappropriation					
	BAN					
		1,000,000.00	900,000.00	150,000.00	75,000.00	500,000.00
	<b>Expenditures</b>		35,504.01			
	<b>Encumbrances (Purchase Orders)</b>		1,075.82			70,750.00
	<b>Total Expenditures and Encumbrances:</b>	-	36,579.83	-	-	70,750.00
	<b>Remaining Funding</b>	1,000,000.00	863,420.17	150,000.00	75,000.00	429,250.00
	<b>Remaining Budget</b>	1,000,000.00	863,420.17	150,000.00	75,000.00	429,250.00
		In Progress	In Progress	In Progress	In Progress	In Progress

<b>Warrant Article Language</b>	<i>Costs associated with the Boulevard, Lovers Lane, and Okorwaw roads reconstruction</i>	<i>Costs associated with island-wide public road repairs and maintenance</i>	<i>Professional services and associated costs including engineering, design, and permitting of a rotary at the intersection of Old South Road/Fairgrounds Road</i>	<i>Costs associated with repairs to the Old South Road bike path</i>	<i>Costs associated with storm water improvements</i>
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TOWN OF NANTUCKET  
 GENERAL FUND TOWN CAPITAL PROJECTS  
 HARBORMASTER / POLICE

Article / Fiscal Year Description		A10/'18 REPLACE DISPATCH EQUIP
<b>Authorizations</b>	Original Authorization	970,180.00
	Supplemental Authorization	
	Supplemental Authorization	
	<b>Total Authorization</b>	<b>970,180.00</b>
<b>Funding:</b>	Free Cash	930,150.00
	General Revenues	40,030.00
	Gift Funds	
	Sales of Real Estate	
	Waterways	
	Beach Improvement	
	CPC	
	Bond Revenue	
	Grant Revenue	
	Reappropriation	
	Reappropriation	
	BAN	
		<u>970,180.00</u>
	Expenditures	145,527.00
Encumbrances (Purchase Orders)	784,623.00	
<b>Total Expenditures and Encumbrances:</b>	<b><u>930,150.00</u></b>	
Remaining Funding	40,030.00	
Remaining Budget	40,030.00	
	In Progress	

**Warrant Article Language** *Costs associated with the replacement and installation of dispatch equipment*

TOWN OF NANTUCKET  
 GENERAL FUND TOWN CAPITAL PROJECTS  
 IT GIS

Article / Fiscal Year Description		A10/'18 REPLACE DESKTOPS/ PRINT	A10/'18 UPDATE GIS
<b>Authorizations</b>			
	Original Authorization	50,000.00	300,000.00
	Supplemental Authorization		
	Supplemental Authorization		
	<b>Total Authorization</b>	<b>50,000.00</b>	<b>300,000.00</b>
<b>Funding:</b>			
	Free Cash		300,000.00
	General Revenues	50,000.00	
	Other Revenues (Revolvers, Real Estate Sales)		
	Bond Revenue		
	Grant Revenue		
	Reappropriation		
	Reappropriation		
	<b>BAN</b>	<b>50,000.00</b>	<b>300,000.00</b>
	<b>Expenditures</b>		
	Encumbrances (Purchase Orders)		16,000.00
	<b>Total Expenditures and Encumbrances:</b>	<b>-</b>	<b>16,000.00</b>
	<b>Remaining Funding</b>	<b>50,000.00</b>	<b>284,000.00</b>
	<b>Remaining Budget</b>	<b>50,000.00</b>	<b>284,000.00</b>
		In Progress	In Progress

**Warrant Article Language** *Costs associated with replacement of desktops and printers* *Costs associated with updating the Town's GIS digital images*

TOWN OF NANTUCKET  
 GENERAL FUND TOWN CAPITAL PROJECTS  
 FIRE DEPARTMENT

Article / Fiscal Year Description		A10/18 REPLACE AMBULANCE 2
<b>Authorizations</b>		
	Original Authorization	279,000.00
	Supplemental Authorization	
	Supplemental Authorization	
	<b>Total Authorization</b>	<b>279,000.00</b>
<b>Funding:</b>		
	Free Cash	
	General Revenues	
	Other Revenues (Revolvers, Real Estate Sales)	279,000.00
	Bond Revenue	
	Grant Revenue	
	Reappropriation	
	Reappropriation	
	BAN	
		<u>279,000.00</u>
	<b>Expenditures</b>	
	Encumbrances (Purchase Orders)	257,774.00
<b>Total Expenditures and Encumbrances:</b>		<u>257,774.00</u>
	<b>Remaining Funding</b>	<u>21,226.00</u>
	<b>Remaining Budget</b>	<u>21,226.00</u>
		In Progress

**Warrant Article Language** *Replacement of  
Ambulance #2*

TOWN OF NANTUCKET  
 GENERAL FUND SCHOOL CAPITAL PROJECTS  
 SCHOOL

Article / Fiscal Year Description		A10/18 NPS BUILDING IMPROVEMENT	A10/18 PAVING NHS/CPS	A10/18 NHS/CPS HVAC UPGRADE	A10/18 BACKUS PLAYGRNDS/FIELD
<b>Authorizations</b>	Original Authorization	300,000.00	300,000.00	450,000.00	375,000.00
	Supplemental Authorization				
	Supplemental Authorization				
	<b>Total Authorization</b>	<b>300,000.00</b>	<b>300,000.00</b>	<b>450,000.00</b>	<b>375,000.00</b>
<b>Funding:</b>	Free Cash	300,000.00	300,000.00	450,000.00	
	Overlay Surplus				
	General Revenues				375,000.00
	Sales of Real Estate				
	Waterways				
	Beach Improvement				
	Bond Revenue				
	Grant Revenue				
	Reappropriation				
	Reappropriation				
	BAN				
		300,000.00	300,000.00	450,000.00	375,000.00
	Expenditures				8,368.28
	Encumbrances (Purchase Orders)				11,201.72
	<b>Total Expenditures and Encumbrances:</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>19,570.00</b>
	Remaining Funding	300,000.00	300,000.00	450,000.00	355,430.00
	Remaining Budget	300,000.00	300,000.00	450,000.00	355,430.00
		In Progress	In Progress	In Progress	In Progress
<b>Warrant Article Language</b>	<i>NPS Building Improvements</i>	<i>Paving at NHS/CPS</i>	<i>NHS/CPS HVAC upgrade</i>	<i>Backus Lane playground and playing field improvements</i>	

TOWN OF NANTUCKET  
SIASCONSET CAPITAL PROJECTS

Article / Fiscal Year Description	A12/18 REPLACE WATER MAINS
<b>Authorizations:</b>	
Original Authorization	2,340,250.00
Supplemental Authorization	
Supplemental Authorization	
<b>Total Authorization</b>	<u>2,340,250.00</u>
<b>Funding:</b>	
Retained Earnings	
Free Cash	
Bond Revenue	
Grant Revenue	
Reappropriation	
Reappropriation	
BAN	
	<u>-</u>
Expenditures	8,146.26
Encumbrances (Purchase Orders)	87,230.22
<b>Total Expenditures and Encumbrances:</b>	<u>95,376.48</u>
Remaining Funding	<u>(95,376.48)</u>
Remaining Budget	<u>2,244,873.52</u>
	In Progress
	<b>BORROWING</b>
<b>Warrant Article Language</b>	<i>Water Main Replacement</i>

TOWN OF NANTUCKET  
WANNACOMET CAPITAL PROJECTS

Article / Fiscal Year Description		A12/'18 WWCO REPLACE MAINS	A12/'18 WWCO REPLACE HYDRANTS
<b>Authorizations</b>			
	Original Authorization	2,420,635.00	175,000.00
	Supplemental Authorization		
	Supplemental Authorization		
	<b>Total Authorization</b>	<b>2,420,635.00</b>	<b>175,000.00</b>
<b>Funding:</b>			
	Retained Earnings		175,000.00
	Free Cash		
	Bond Revenue		
	Grant Revenue		
	Reappropriation		
	Reappropriation		
	BAN		
		-	175,000.00
	Expenditures	8,270.59	
	Encumbrances (Purchase Orders)	211,729.41	
	<b>Total Expenditures and Encumbrances:</b>	<b>220,000.00</b>	<b>-</b>
	Remaining Funding	(220,000.00)	175,000.00
	Remaining Budget	2,200,635.00	175,000.00
		In Progress	In Progress
		<i>SUBJECT TO</i>	
		<i>BORROWING</i>	
<b>Warrant Article Language</b>	<i>Water main replacement</i>		<i>Hydrant replacement</i>

TOWN OF NANTUCKET  
AIRPORT CAPITAL PROJECTS

Article / Fiscal Year Description	A12/'18 AIR EQUIP/VEHICLES	A12/'18 AIR LUGGAGE BAG BELT	A12/'18 AIR FUEL FIRE SUPPRESS	A12/'18 AIR PIPING FUEL FARM
<b>AUTHORIZATIONS</b>				
Original Authorization	261,044.44	200,000.00	70,000.00	436,100.00
Supplemental Authorization				
Rescinded				
<b>Total Authorization</b>	<b>261,044.44</b>	<b>200,000.00</b>	<b>70,000.00</b>	<b>436,100.00</b>
<b>BUDGET FUNDING SOURCES:</b>				
Retained Earnings				
Free Cash				
Reappropriation	93,044.41			
Reappropriation				
Borrowing	168,000.00	200,000.00	70,000.00	436,100.00
FEDERAL GRANT REIMB (Anticipated)				
STATE GRANT REIMB (Anticipated)				
NMA SHARE OF AIP PROJECTS				
<b>ORIGINAL BUDGET PLUS APPROVED REAPPROPRIATIONS</b>	<b>261,044.41</b>	<b>200,000.00</b>	<b>70,000.00</b>	<b>436,100.00</b>
<b>ACTUAL FUNDING SOURCES:</b>				
Retained Earnings				
Free Cash				
Reappropriation	93,044.41			
Reappropriation				
Bond Revenue				
BAN	168,000.00		70,000.00	436,100.00
Federal Grant Rev to date				
State Grant Rev to date				
	<b>261,044.41</b>	<b>-</b>	<b>70,000.00</b>	<b>436,100.00</b>
Expenditures	48,495.24			
Encumbrances (Purchase Orders)	257.76			
<b>Total Expenditures and Encumbrances:</b>	<b>48,753.00</b>	<b>-</b>	<b>-</b>	<b>-</b>
Remaining Budget/(overspent over revised budget amount)	<b>212,291.41</b>	<b>200,000.00</b>	<b>70,000.00</b>	<b>436,100.00</b>
Remaining Funding/Cash Available	<b>212,291.41</b>	<b>0.00</b>	<b>70,000.00</b>	<b>436,100.00</b>

**Warrant Article Language**    *Costs associated with the purchase and replacement of Airport Equipment and Vehicles*    *Costs associated with the extension of the luggage bag belt at the Airport Terminal*    *Costs associated with upgrading fire suppression system at the fuel farm*    *Costs associated with replacing piping at the fuel farm*

TOWN OF NANTUCKET  
AIRPORT CAPITAL PROJECTS

Article / Fiscal Year Description	A12/'18 REPLACE AIRFIELD MARKS	A12/'18 LIGHTS/ROADWAY REPLACE	A12/'18 AIR LAYOUT PLAN/SAFETY	A12/'18 APRON 3 RECONSTRUCT
<b>AUTHORIZATIONS</b>				
Original Authorization	176,000.00	52,000.00	250,000.00	2,200,000.00
Supplemental Authorization				
Rescinded				
<b>Total Authorization</b>	<b>176,000.00</b>	<b>52,000.00</b>	<b>250,000.00</b>	<b>2,200,000.00</b>
<b>BUDGET FUNDING SOURCES:</b>				
Retained Earnings				
Free Cash				
Reappropriation				
Borrowing	176,000.00	52,000.00	250,000.00	2,200,000.00
FEDERAL GRANT REIMB (Anticipated)				
STATE GRANT REIMB (Anticipated)				
NMA SHARE OF AIP PROJECTS				
<b>ORIGINAL BUDGET PLUS APPROVED REAPPROPRIATIONS</b>	<b>176,000.00</b>	<b>52,000.00</b>	<b>250,000.00</b>	<b>2,200,000.00</b>
<b>ACTUAL FUNDING SOURCES:</b>				
Retained Earnings				
Free Cash				
Reappropriation				
Bond Revenue				
BAN	176,000.00	52,000.00	250,000.00	2,200,000.00
Federal Grant Rev to date				
State Grant Rev to date				
	<b>176,000.00</b>	<b>52,000.00</b>	<b>250,000.00</b>	<b>2,200,000.00</b>
<b>Expenditures</b>				4,011.28
Encumbrances (Purchase Orders)		32,000.00	102,450.00	262,437.00
<b>Total Expenditures and Encumbrances:</b>	<b>-</b>	<b>32,000.00</b>	<b>102,450.00</b>	<b>266,448.28</b>
<b>Remaining Budget/(overspent over revised budget amount)</b>	<b>176,000.00</b>	<b>20,000.00</b>	<b>147,550.00</b>	<b>1,933,551.72</b>
<b>Remaining Funding/Cash Available</b>	<b>176,000.00</b>	<b>20,000.00</b>	<b>147,550.00</b>	<b>1,933,551.72</b>

**Warrant Article Language**

<i>Costs associated with the removal and replacement of paint and beads and rubber markings on the airfield</i>	<i>Costs associated with replacement of lights on the centerline and touchdown zone of the airfield, replacment of airline podiums and repave a section of internal roadway used by airport personnel</i>	<i>Costs associated with the ALP (Airport Layout Plan) Update, Safety Management Systems Narrative</i>	<i>Costs associated with reconstruction of Apron Area 3 and replacement of perimeter fencing</i>
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TOWN OF NANTUCKET  
SEWER CAPITAL PROJECTS

Article / Fiscal Year Description	A12/'18 PUMP STATION UPGRADES	A12/'18 CMOM PLAN	A12/'18 REPLACE GENERATOR	A12/'18 REPLACE TANKER TRUCK	A12/'18 ASSESS FORCE MAINS	A12/'18 'SCONSET COLLECT EVAL
<b>Authorizations</b>						
Original Authorization	100,000.00	1,750,000.00	54,700.00	250,000.00	500,000.00	693,000.00
Supplemental Authorization						
Supplemental Authorization						
<b>Total Authorization</b>	<b>100,000.00</b>	<b>1,750,000.00</b>	<b>54,700.00</b>	<b>250,000.00</b>	<b>500,000.00</b>	<b>693,000.00</b>
<b>Funding:</b>						
Retained Earnings	100,000.00		54,700.00			
Free Cash						
Bond Revenue						
Grant Revenue						
Reappropriation						
Reappropriation						
BAN						
	100,000.00	-	54,700.00	-	-	-
<b>Expenditures</b>						
Encumbrances (Purchase Orders)		159,519.00				
<b>Total Expenditures and Encumbrances:</b>	<b>-</b>	<b>159,519.00</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Remaining Funding</b>	<b>100,000.00</b>	<b>(159,519.00)</b>	<b>54,700.00</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Remaining Budget</b>	<b>100,000.00</b>	<b>1,590,481.00</b>	<b>54,700.00</b>	<b>250,000.00</b>	<b>500,000.00</b>	<b>693,000.00</b>
	In Progress	In Progress	In Progress	In Progress	In Progress	In Progress
		<b>SUBJECT TO BORROWING</b>		<b>SUBJECT TO BORROWING</b>	<b>SUBJECT TO BORROWING</b>	<b>SUBJECT TO BORROWING</b>
<b>Warrant Article Language</b>	Costs associated with pump station upgrades	Costs associated with development of Capacity Maintenance Operations and Management (CMOM) Plan	Costs associated with the purchase of a replacement generator	Costs associated with the replacement of tanker truck	Costs associated with force main assessment and inspections	Costs associated with comprehensive evaluation of Siasconset collection system

TOWN OF NANTUCKET  
SEWER CAPITAL PROJECTS

Article / Fiscal Year Description	A12/18 WATER TO SSWWTF	A12/18 FLORA ST. MANHOLES	A12/18 FIBEROPTICS TO SSWWTF	A12/18 MADAKET WATER STUDY
<b>Authorizations</b>				
Original Authorization	250,000.00	100,000.00	75,000.00	200,000.00
Supplemental Authorization				
Supplemental Authorization				
<b>Total Authorization</b>	<b>250,000.00</b>	<b>100,000.00</b>	<b>75,000.00</b>	<b>200,000.00</b>
<b>Funding:</b>				
Retained Earnings		100,000.00	75,000.00	200,000.00
Free Cash				
Bond Revenue				
Grant Revenue				
Reappropriation				
Reappropriation				
BAN				
	-	100,000.00	75,000.00	200,000.00
<b>Expenditures</b>				
<b>Encumbrances (Purchase Orders)</b>				
<b>Total Expenditures and Encumbrances:</b>	-	-	-	-
<b>Remaining Funding</b>	-	100,000.00	75,000.00	200,000.00
<b>Remaining Budget</b>	<b>250,000.00</b>	<b>100,000.00</b>	<b>75,000.00</b>	<b>200,000.00</b>
	In Progress	In Progress	In Progress	In Progress
	<b>SUBJECT TO BORROWING</b>			
<b>Warrant Article Language</b>	<i>Costs associated with extension of water line to the Surfside Wastewater Treatment Facility and adjacent employee housing</i>	<i>Costs associated with replacement of manholes on Flora Street</i>	<i>Costs associated with replacement of the sewer main and manholes on Farmer Street</i>	<i>Costs associated with study/review/professional services in connection with Madaket and adjacent area for water quality improvement, including possible dredging in certain areas</i>

TOWN OF NANTUCKET  
 OIH CAPITAL PROJECTS

Article / Fiscal Year Description	A12/'18 OIH BUILD IMPROVE/QUAL	A12/'18 OIH RENO KITCHEN/LAUND
<b>Authorizations</b>		
Original Authorization	200,000.00	200,000.00
Supplemental Authorization		
Supplemental Authorization		
Total Authorization	200,000.00	200,000.00
<b>Funding:</b>		
Retained Earnings	200,000.00	200,000.00
Free Cash		
General Revenues		
Bond Revenue		
Grant Revenue		
Reappropriation		
Reappropriation		
BAN		
	200,000.00	200,000.00
Expenditures	27,540.00	69,548.16
Encumbrances (Purchase Orders)	9,600.00	17,296.69
<b>Total Expenditures and Encumbrances:</b>	37,140.00	86,844.85
Remaining Funding	162,860.00	113,155.15
Remaining Budget	162,860.00	113,155.15
	In Progress	In Progress

<b>Warrant Article Language</b>	<i>Costs associated with building improvements maintenance, and quality measures improvement</i>	<i>Costs associated with renovation of kitchen and laundry rooms</i>
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TOWN OF NANTUCKET  
SOLID WASTE CAPITAL PROJECTS

Article / Fiscal Year Description		A12/'18 REPAIR MRF EQUIP	A12/'18 LANDFILL MINING
<b>Authorizations</b>			
	Original Authorization	50,000.00	700,000.00
	Supplemental Authorization		
	Supplemental Authorization		
	<b>Total Authorization</b>	<b>50,000.00</b>	<b>700,000.00</b>
<b>Funding:</b>			
	Retained Earnings		
	Free Cash	50,000.00	
	General Revenues		700,000.00
	Bond Revenue		
	Grant Revenue		
	Reappropriation		
	Reappropriation		
	BAN		
		50,000.00	700,000.00
	<b>Expenditures</b>		
	<b>Encumbrances (Purchase Orders)</b>		
	<b>Total Expenditures and Encumbrances:</b>	-	-
	<b>Remaining Funding</b>	<b>50,000.00</b>	<b>700,000.00</b>
	<b>Remaining Budget</b>	<b>50,000.00</b>	<b>700,000.00</b>
		In Progress	In Progress

**Warrant Article Language** *Costs associated with repairs and replacement of equipment at the Materials Recovery Facility (MRF Building*

*Continuation of Landfill Mining Program*