

SENIOR CENTER RELOCATION/EXPANSION FEASIBILITY STUDY
COMMITTEE
("SENIOR CENTER COMMITTEE")

SUMMARY OF RECOMMENDATIONS AND FINDINGS #3

August 11, 2020

OVERVIEW

The Senior Center Relocation/expansion Feasibility Study Committee ("Senior Center Committee") hereinafter SCC was established to review the following:

- Evaluate the space needs of a new expanded Senior Center
- Evaluate Town owned properties for a new Center
- Evaluate non-Town owned properties
- Consider preliminary operational expenses and capital costs
- Consult with other Massachusetts towns that have constructed a Senior Center within the past 2 years as to costs, process, public outreach
- Prepare a written report as to the evaluation, with recommendation(s).

The Group had its first organizational meeting on September 20, 2018 and has held public meetings almost monthly at various locations. Most meetings have been attended by at least 15 members of the public. The Committee submitted a prior report dated November 19, 2018, April, 2019 and June 12, 2019.

The SCC continues to support its conclusion set forth in the report dated November 19, 2018 that the existing Senior Center is inadequate to meet the needs of Nantucket's current senior population. The size and configuration of the current Senior Center and the property is inadequate to allow for additional programming, multiple concurrent activities, limits participation in activities and cannot provide adequate parking.

The physical size is substantially below the state recommended minimum area per senior, and much smaller than all the other senior centers surveyed. The interior is comprised of only two serviceable public areas, far short of the many separate rooms needed for multiple programs, specialized uses, permanent set-up of equipment, prevention of interference of competing uses, and the need of privacy for certain programs.

Criteria and projected needs were also addressed in the study of "Aging on Nantucket, a Community Needs Assessment" conducted by the University of Massachusetts. The Committee has concluded that Nantucket needs a dedicated Senior Center that first and foremost attends to the needs of our seniors.

The evaluation of space needs and the estimated senior population was set forth in the SCC June 12, 2019 Report and that section of the Report is attached as Exhibit A.

In October 2019, the Town entered into a contract with Catlin + Petrovick Architects, PC for a feasibility study and site assessments.

I. SITE EVALUATIONS

The Committee reviewed a number of potential sites and made comparisons per the Chart attached Exhibit B. Not all of the sites were part of the architect's review.

- **31 Fairgrounds Road:** The cost of purchasing land for the construction of a new building was concluded to be too expensive. The property at 31 Fairgrounds Road was reviewed by the SCC and the architect. It was concluded that the site was adequate for a senior center, but parking limitations raised some concerns. There were also some concerns raised by Committee Members and the public that the area may have too much traffic congestion.
- **Sherburne Commons:** The SCC continues to support its previous recommendation for a free-standing senior center on the Sherburne Commons site. The architect reviewed the site and provided three building location options. The location on the South Shore Road (easterly) side of the property with a separate driveway was the location indicated to be preferred by a representative of Sherburne Commons and had the most public support. See Plan attached hereto as Exhibit C. This location does not require land acquisition. The architect provided a proposed Floor Plan for a two (2) story building and a proposed front elevation drawing attached as Exhibit D, Pages 1-4.
- **9 East Creek Road - Our Island Home property:** Due to the uncertainty of the Our Island Home building/relocation plans, the SCC initially made a favorable but limited review of the current location of Our Island Home for a senior center. This location was not reviewed as part of the SCC architect's feasibility study. the SCC meeting scheduled for March 12, 2020, was cancelled but the SCC members independently reviewed the Feasibility Study by LWDA Design, "Understanding the Parameters for Rebuilding OIH at 9 east Creek Road". The report indicates that the cost of construction of a new Our Island Home on the existing site in phases around the existing building to avoid dislocation of the resident's is significantly more expensive than new construction on another site such as Sherburne Commons. The report outlines the current site deficiencies due to the location of the existing structure (page 27) and outlines the deficiencies of the existing building (page 29). This was based on use of the structure as a nursing home. Further evaluation is required to determine if renovation of the existing building for a new senior center is cost effective. Many of the same "Recommendations" on Page 31 for new construction of OIH would apply to new construction of a senior center on the site such as: a new building can be designed to the appropriate size needed for a senior center; the structure

can be lifted above existing grade to avoid vulnerability to rising seas; a new building will provide better thermal comfort and minimize air infiltration; parking can be expanded and made more efficient; and a new building can be sited and detailed to create an integral campus with Landmark house and be designed and oriented to take advantage of the magnificent views of the ocean, harbor and town.

The LWDA report provided a detailed review of coastal resiliency issues, FEMA flood zones and Top of Coastal Bank buffer (pages 35-36).

- **1 West Chester Street:** In May of 2019, the 1 West Chester Street property was brought to the attention of the SCC, by Alan Reinhard, as a member of the Nantucket Land Bank Commission. The SCC has held two meetings at the property and there have been several opportunities for the public to view the property.

Due to the complexity of modification of the building and site to accommodate a change from a residential use to a commercial use the architect was asked to evaluate the property for:

- accessibility issues regarding the interior space and exterior access
- potential parking/walkways
- access road width and road improvement requirements
- building expansion options/additional ground cover
- on site housing opportunities
- the proposed cost of acquisition and expense of modifications v. the cost of new construction

The architect provided a comparison chart showing the space requirements for a new senior center building and the conversion of space in 1 West Chester Street to meet the senior center needs. See Exhibit F.

One West Chester Street is a very large home with high end finishes. Based on information from the architect, the existing multilevel layout makes it extremely difficult to adapt it to senior center use and meet accessibility requirements; the proposed parking does not meet usual configuration or number of parking spaces for senior center use of the proposed size and would be incorporated into a significant slope; the building would require expensive and extensive modifications, including but not limited to the installation of a sprinkler system, elevator, HVAC system, installation of a commercial kitchen; installation of handicap bathrooms; demolition of existing kitchen and bathrooms, and reconfiguration of interior spaces; significant portions of the building would not be usable; substantial regrading is required to provide accessibility from the street; the building needs to tie into sewer; major road improvements to W. Chester Street are needed; the property is subject to a conservation restriction and this

needs further evaluation. There are no bike paths or public transportation to the site. The final cost point of acquisition and renovation cannot be concluded by this Committee, but it is represented by the architect that the cost is most likely to equal or exceed the cost of a new build with less than satisfactory use of space and accessibility.

This property generated a lot of interest and excitement with the anticipation that it could accommodate a new senior center quickly and at a good price point. The Committee is disappointed not to be able to recommend this site to the Select Board. The property owners provided substantial information to the Committee at the owner's own expense and made their home available for many open houses for public viewing. The Committee wishes to express its gratitude and appreciation to the owners for working in such a cooperative manner during this tedious process.

II. RECOMMENDATION TO THE SELECT BOARD

The SCC concludes that any building must be fully accessible, meet the design and space requirements for a new senior center and provide adequate parking.

1. The SCC recommends 9 East Creek Road (current site of OIH) as the optimal location for a new senior center upon the relocation of OIH to another site. The property meets all of the criteria used for evaluation on the Site Location Comparison Chart, Exhibit B. The likelihood that this opportunity may not be available for 5-10 years is the major drawback to this option. The 9 East Creek Road property location can provide a broader use of a new facility by the community in general and provides **all** seniors with the opportunity to enjoy the magnificent water views and natural beauty of Nantucket.

2. The SCC supports that concept that interim locations should be considered. It was brought to the attention of the SCC at its meeting on August 11, 2020, that the Town may consider the Nantucket Inn for acquisition for use of the main structure as a senior center. In February and March of 2019 this property was subject to limited review by the SCC and public tours of the site took place. The property was then no longer available for acquisition by the Town. The SCC did not include this property in the Site Location Comparison Chart and it was not reviewed as part of the SCC architect's feasibility study.

3. The SCC continues to recommend Sherburne Commons as an appropriate location for a new senior center. The Sherburne Commons property has two (2) potential locations on its site with adequate area for a new building and parking that do not require the cost of additional land acquisition. The building envelope on the South Shore Road (easterly) side of the property with a separate driveway is the preferred location.

III. CONCLUSION

There was significant public input and interest expressed at the public hearings for a new senior center. There is an impressive show of positive momentum in favor of this project. Significant delays in moving forward will lose this momentum and be very disappointing to the seniors who have committed their time to attend the hearings and support the process.

Respectfully submitted,

Julie Fitzgerald, Chairperson
Randy Wight, Vice Chairperson
Dawn Hill Holdgate
Nat Lowell
Jack Fritsch
Peter Schaeffer
Vanessa Larrabee

ATTACHMENTS

Exhibit A: SCC Evaluation of Space Needs

Exhibit B: Site Comparison Chart

Exhibit C: Sherburne Commons Site Plan – South Shore Road driveway access

Exhibit D: Proposed front building elevation and Floor Plans - Pages 1 – 4

Exhibit E: Project Cost Estimate for a new construction – 12,000+/- sq ft

Exhibit F: Space and Cost Comparison between Folger Farm and new construction

Exhibit G: Our Island Home (existing site) Page 26 of LWDA Design Feasibility Study dated September 9, 2019

EXHIBIT A

Reprint of Portion of July 12, 2019 SCC Report

II. SCC EVALUATION OF SPACE NEEDS

The SCC was given a charge to evaluate the space needs of a new Senior Center.

"Aging on Nantucket", states that: "Projections suggest that by 2030, 2,851 Nantucket residents will be age 60 or older, and that age group will represent more than 25% of the town's population." Data set forth in a report titled "the Future of Eldercare on Nantucket" includes a chart of "Future Populations and Needs". The chart shows a projected population of residents 55 and over of 3,464 by 2020. That number is based on a total population of only 11,070 residents.

The estimated year-round population from the Nantucket Data Platform report is 17,200. The report estimates 14% of the year-round population is over 65 ($17,200 \times 14\% = 2,408$). If another 5%-10% of the population is between 60-65, that age group represents another 860 -1720 seniors and a total population of Nantucket residents over 60 of 3,268 - 4,128. This does not include "summer senior" users of the senior center.

If you average that estimate $(3268 + 4128/2) = 3,698 \times 4 \text{ sq. ft} = 14,792$ square feet to meet the needs of the current senior population. This number does not address current usage by "summer seniors" or anticipated growth of the senior population.

While there is some debate over the true resident population of Nantucket, both the official Census and the Nantucket Data Platform figures predict a substantial increase in the senior population in the near future. There are also indications from the Saltmarsh Center and off-island senior centers that use is increasing among those under 65. The current Saltmarsh Center is already too small to serve the current population level; we conclude that a larger center, with expanded programming, and the consequent expanded staff, is needed for the near future.

The Executive Office of Elder Affairs recommends a minimum of four (4) square feet per senior, but that number does not necessarily reflect the optimal space needs. Many senior centers built in recent years equal to or in excess of that recommended square footage have provided inadequate space for the growth and needs of the seniors.

EXHIBIT B
SENIOR CENTER RELOCATION/EXPANSION FEASIBILITY STUDY COMMITTEE
("SENIOR CENTER COMMITTEE")

SITE LOCATION COMPARISON CHART Revised August 11, 2020

Evaluation Factors	Sherburne Commons	131 Pleasant St (fire station)	1 East Creek Rd (OIH)	31 Fairgrounds Rd	VFW 22 New South Rd	Wannacomet Water Co	1 West Chester St Ext (Folger Farm)
1. Owned by Town	✓ - requires amendment of lease with Sherburne Commons	✓	✓ - under review for OIH construction but may be available for Senior Center	No - would require purchase	site not available for additional building due to conservation restriction	site not available for additional building	✓ - would require purchase Land Bank has proposed acquisition of part of land to reduce cost to Town
2. Lot size/configuration/topography	✓ - adequate	✓ - likely not enough land area	✓ - adequate per LWDA report*	✓ - adequate for senior center	"	"	Building envelope is limited by Conservation Restriction to Nantucket Land Council. Existing topography requires substantial regrading for exterior accessibility. It will be an undersized lot after Land Bank acquisition.
3. Parking considerations	✓ - adequate area	likely not enough land area and competition for parking by nearby uses	✓ adequate per LWDA report*	- per architect parking is marginal	"	"	onsite parking is on a sloped area; other parking is in street layout; per architect parking is marginal
4. Nearby uses/neighborhood	✓ - consistent with use at Sherburne Commons	Too much traffic/congestion	✓ - consistent with current use for seniors	✓ - compatible with other uses	✓ rural area	"	✓ - rural area. Not close to residential neighbors
5. Traffic considerations	✓ - Miacomet Rd or S Shore Rd would not be a problem	"	✓ - Orange St would not be a problem	✓ - additional municipal use may be too burdensome to neighborhood	May be challenging to turn left onto Milestone Rd	"	Not fully evaluated
6. Town water/sewer	✓	✓	✓ both	✓	No	"	✓ Town water
7. Public transportation/bike path	Bike path on S Shore Rd No public transportation to site	✓ both	✓ both	✓ both	Only as far as Milestone Rd	"	Need change to expand sewer district and then tie in On Madaket Rd only. No bike path
8. Stormsurge/Wetlands	✓ - minimal per SLOSH model*	✓ - ok	✓ - see LWDA report*	✓ - ok	✓ - ok	"	✓ - ok
9. Onsite housing option	✓ - potential in new building or other land	✓ - potential in new building	✓ - potential in new building for staff housing	✓ - ok	✓ -	"	✓ - 1 unit per architect plans with interior access only

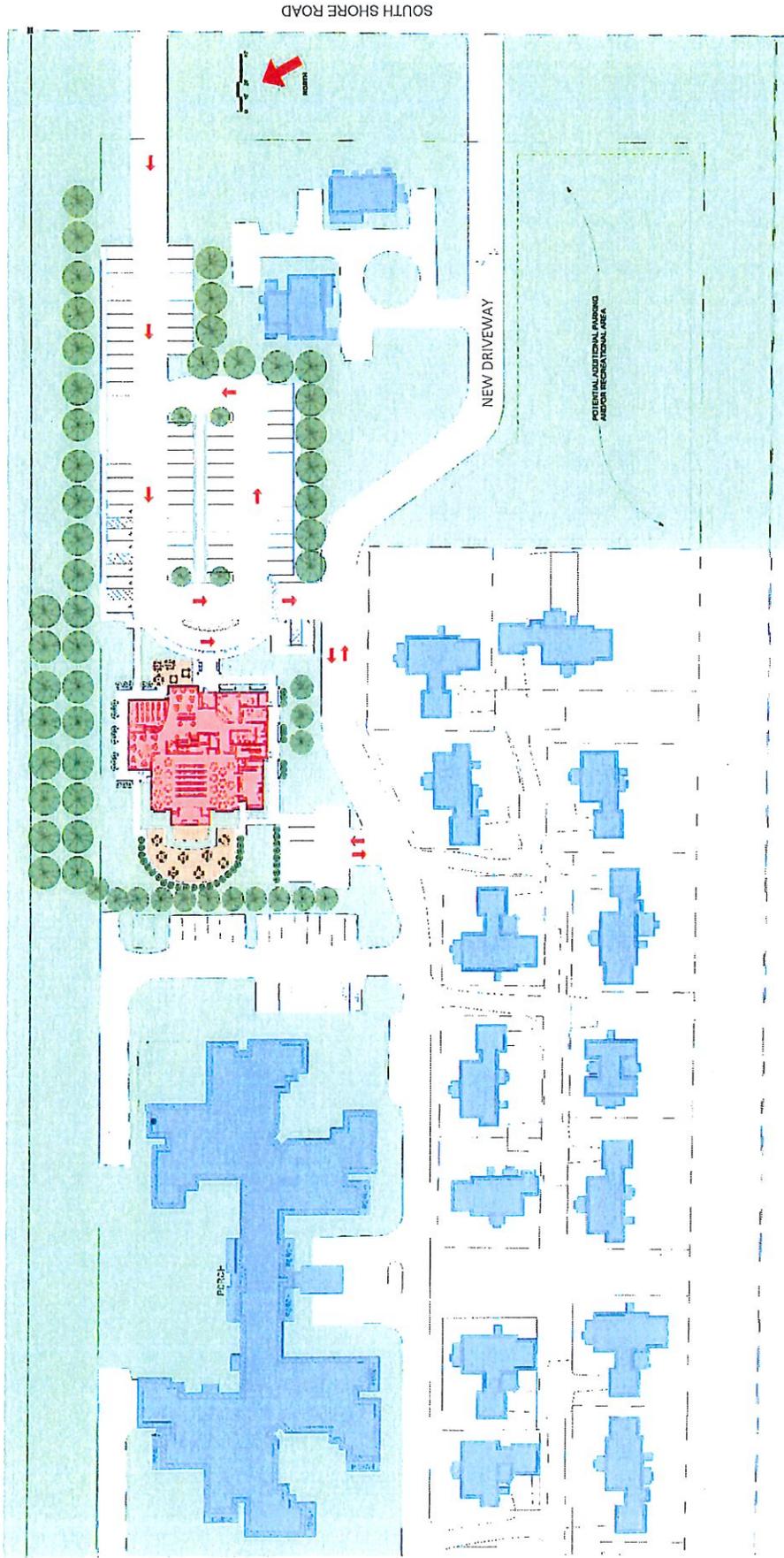
10. Multi-use options	on site V - subject to lease negotiations	V - community use and meetings during non-senior center hours	V - staff housing might be incorporated in new construction	"	"	V - municipal storage in barn area
11. Community Center	Not adequate land area/parking	Not adequate land area/parking	V - site not adequate	"	"	Not adequate land area/parking
12. Other Site considerations	Portion of site has had archeological report	Requires major renovation or demolition of existing building & new construction	Require removal/demolition of existing structure(s)	"	"	See note in 2 and 3 above but proximity to Land Bank property would provide walking paths, outdoor space and beautiful scenic views.
13. Reviewed by architect - feasibility study	yes	Use as a senior center will provide all seniors with water view	yes	no	no	yes

*LWDA Design, Feasibility Study, Understanding the Parameters for Rebuilding O/H at 9 East Creek Road dated September 9, 2019

Exhibit C

Town of Nantucket Senior Center
10 June 2020

Site Plan



Nantucket Center for Active Aging



Exhibit D page 2 of 4

Town of Nantucket Senior Center
10 June 2020

Program Menu

Level	Town of Nantucket Senior Center - Program Menu				10-Jun-20	
	Space Identification	Occupancy	SF/Person /Room	Quantity	Size of Space	
First	Administration	3	100	1	319	sf
First	Director's Office	2	75	1	124	sf
First	Lobby/Vestibule	14	45	1	650	sf
First	Wellness Office	2	100	1	203	sf
First	Lounge/Library	25	30	1	747	sf
First	Café	26	20	1	517	sf
First	Activity Space #1	45	10	1	506	sf
First	Storage		N/A	1	52	sf
First	Multipurpose Room	180	15	1	2701	sf
First	Storage		N/A	1	116	sf
Second	Fitness	14	50	1	685	sf
Second	Storage		N/A	1	57	sf
Second	Activity Space #2	36	10	1	396	sf
Second	Storage		N/A	1	41	sf
Second	Activity Space #3	44	10	1	484	sf
Second	Game Room	22	50	1	780	sf
First	Kitchen	3	200	1	463	sf
First	Pantry		N/A	1	73	sf
First/Second	Group Toilets	6	70	4	412	sf
First/Second	"Companion" Toilet	2	100	2	150	sf
First	Janitor's Closet		N/A	1	23	sf
First	Exterior Storage		N/A	1	57	sf
Second	Janitor's Closet/Storage		N/A	1	107	sf
Second	Storage		N/A	1	175	sf
Total Net Square Feet (NSF)					9,838	NSF
Gross To Net Efficiency Factor - Gross SF Factor = 1.23					12,125	GSF

Exhibit D Page 3 of 4

Floor Plans - First Floor



Exhibit D Page 4 of 4

Town of Nantucket Senior Center
10 June 2020

Floor Plans — Second Floor

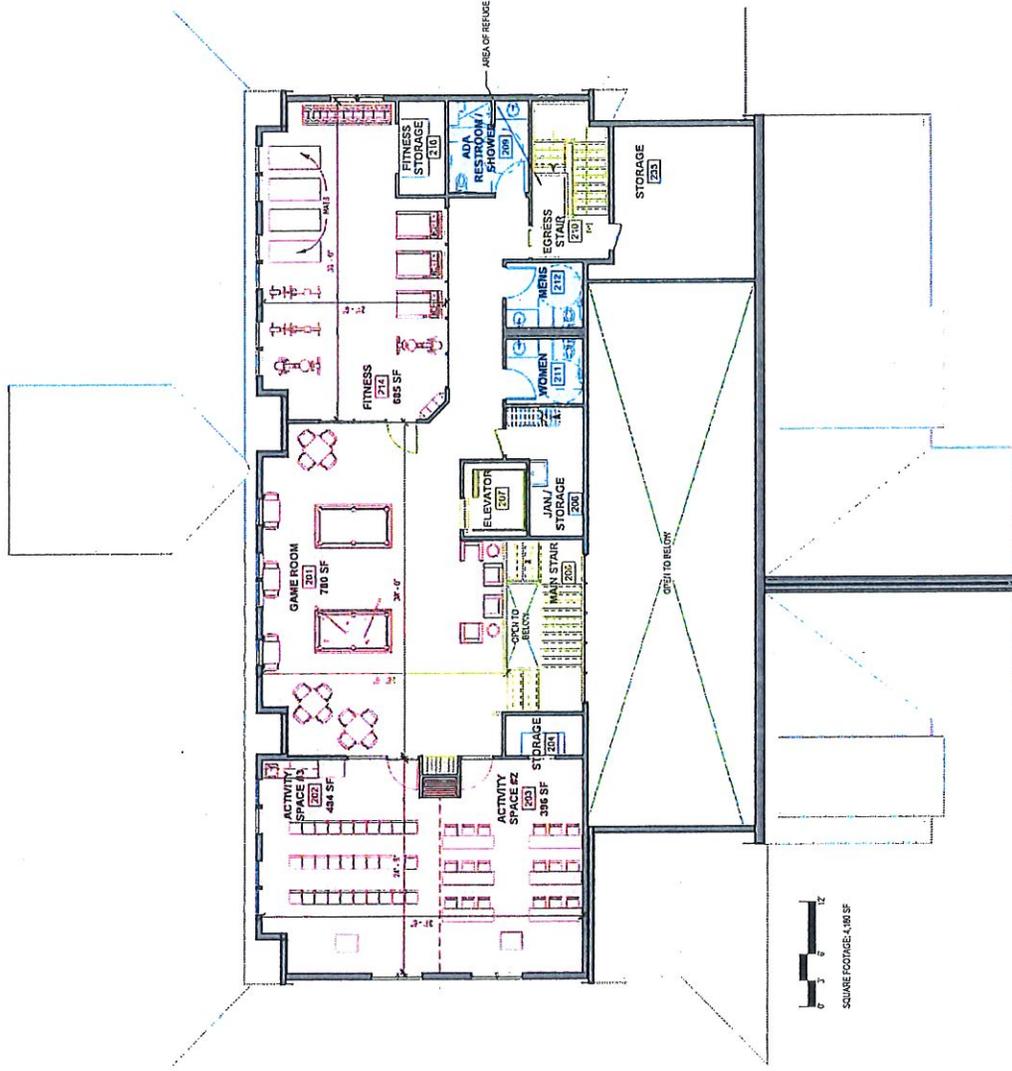


Exhibit E

Nantucket Adult Community Center Project Cost Estimate REV#2		10-Jun-20
Building and site costs (12,122sf)	\$ 10,303,700	Assumes normal footings \$ 850
14 month construction schedule (est.)		
Owner's Contingency	\$ 10,303,700	\$ 10,303,700
Total with Contingency	\$	\$ 515,185
Architect and Engineering Fees	\$ 1,298,266	
Owner's Project Manager	\$ 50,000	
Clerk of the Works	\$ 150,000	
Building Commissioning	\$ 30,000	
Construction Testing	\$ 20,000	
Bid Advertising/printing	\$ 4,000	
Soils testing	\$ 8,000	
Site topographic survey	\$ 10,000	
FF&E	\$ 121,220	
Security		
IT		
Total Estimated Soft Costs	\$	\$ 1,691,486
Total Project Costs - TPC (estimated)	\$	\$ 12,510,371
Design Contingency	2.0%	\$ 250,207
Escalation Spring 2021	4.0%	\$ 510,423
Total Project Cost (TPC)		\$ 13,271,002
		\$ 1,095

Exhibit F

Folger Farm+C:CB:B REVISED 18
AUG 2020 **New Construction**

Description	# of persons	square feet	Description	# of persons	square feet
1 Reception/Administration	3 to 4	250	1 Reception/Administration	5	443
2 Lounge/Library	20	740	2 Lounge/Library	25	747
3 Café/Activities Area	30	890	3 Café	26	517
4 Multipurpose Room	85	1285	4 Multipurpose Room (2 areas)	180	2701
5 Game Rm	20	685	5 Game Rm	22	780
6 Fitness Rm	12	735	6 Fitness Rm	14	685
7 Dance/Yoga etc	*	*	7 Dance/Yoga etc	*	*
8 Card/Conference	0	0	8 Card/Conference	*	*
9 Arts/Crafts - Activity #1	25	740	9 Activity #1	45	506
10 Classroom (possible divider)	23	470	10 Classroom (possible divider)	0	0
11 Small Meeting Room	0	0	11 Small Meeting Room	0	0
12 Meeting Room #1	0	0	12 Meeting Room #1 (2 areas)	0	0
13 Meeting Room #2	0	0	13 Meeting Room #2	0	0
14 Activity Space #2	0	0	14 Activity Space #2	36	396
15 Activity Space #3	0	0	15 Activity Space #3	44	484
16 Activity Space #4	0	0	16 Activity Space #4	0	0
17 Activity Space #5	0	0	17 Activity Space #5	0	0
18 Activity Space #6	0	0	18 Activity Space #6	0	0
19 Teaching Kitchen	0	0	19 Teaching Kitchen	0	0
20 Wellness Rm/Nurse Office	12	435	20 Wellness Rm/Nurse Office	2-4	203
21 Commercial Kitchen	4	270	21 Commercial Kitchen	3-4	463
22 Pantry/Receiving	0	0	22 Pantry/Receiving	n/a	73
23 Group Toilets (2 @ MP Rm)	n/a	300	23 Group Toilets	n/a	412
24 "Companion" Toilets (7)	n/a	565	24 "Companion" Toilets	n/a	150
25 Barn Storage (other uses?)		2780	25 basement Storage	0	0
26 Exterior storage (2)	n/a	70	26 Exterior storage (1)	0	60
27 MP Rm Storage	n/a	0	27 MP Rm Storage	n/a	230
28 Arts/Crafts - Storage	n/a	0	28 Arts/Crafts - Storage	n/a	150
29 Classroom Storage	n/a	0	29 Classroom Storage	n/a	300
30 Loan Closet	n/a	150	30 Loan Closet	0	0
31 Mechanical Area	n/a	500	31 Mechanical/Storage/Janitor	n/a	538
32 Staff Apartment	2	520	32 Staff Apartment	0	9838
33 Parking (unpaved - sloped)	60 Spaces		33 Parking (paved - flat)	76 Spaces	
34 Pickel ball court	0		34 Pickel ball court(s)	up to three	
35 Bocci Court	1		35 Bocci Court	1	

35 Total Net SF	11,397.00	36 Total Net SF	9,838.00
36 Total Gross SF	15,499.00	37 Total Gross SF	12,125.00

38 Light Yellow indicates not included in plans

39 Preliminary pre-schematic estimate	\$ 9,862,538.00	39 Preliminary pre-schematic estimate	\$13,271,002.00
40 Basement expansion (if allowed)	\$ 12,941,801	40	

38 Light Yellow indicates not included in plans

39 Preliminary pre-schematic estimate plus property purchase

40 Basement expansion (if allowed) plus 3,000sf

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

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

Includes soft costs and contingencies

More can be added adjacent lot

Majority of equipment in attic area

one with HCP shower

multiple locations

w/divider and storage

w/divider and sink

in MP Room

in Activity Room

classroom - with sink

See Activity Rooms

w/outdoor patio

w/divider, storage and outdoor patio

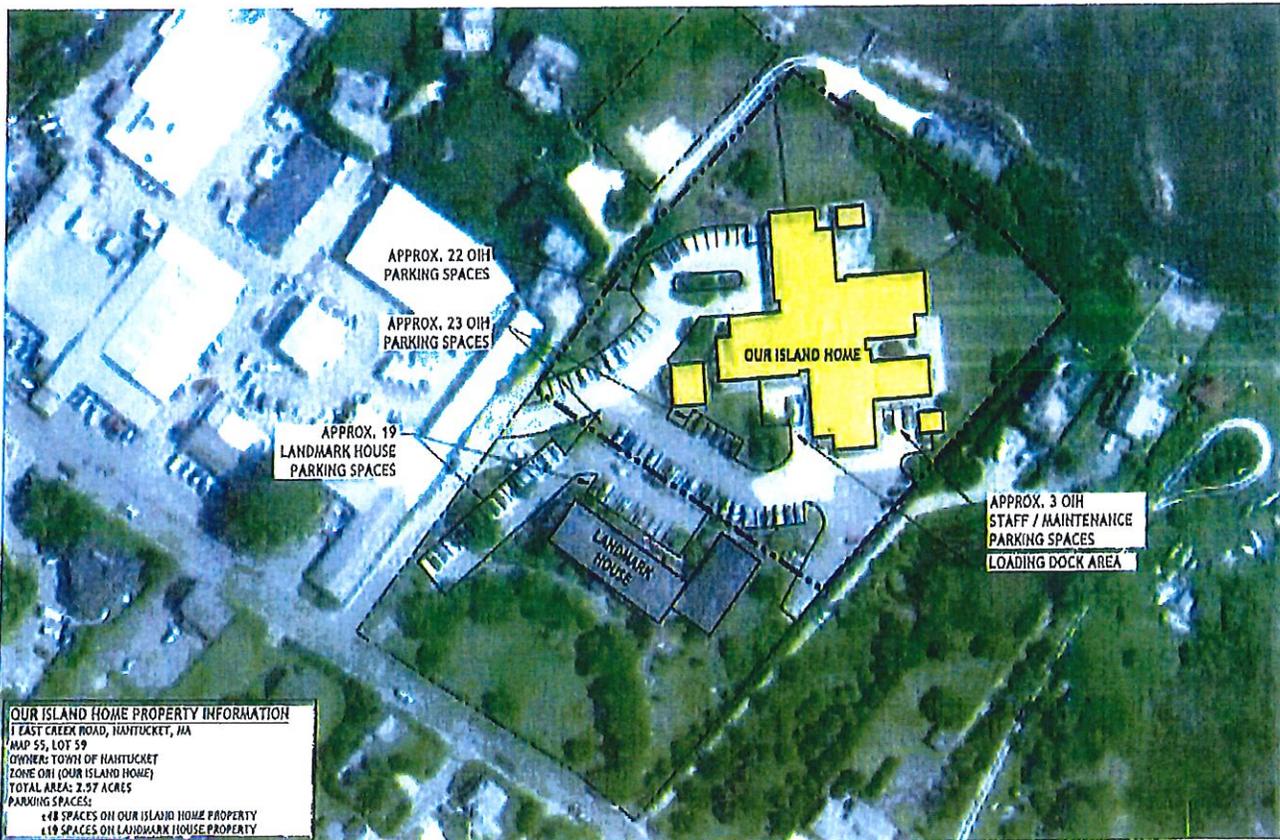
Exhibit G



FIRST VIEW OF OIH UPON ARRIVAL



MAIN ENTRY HIDDEN FROM VIEW



PROPERTY INFORMATION