

Town and County of Nantucket Select Board • County Commissioners

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C. Elizabeth Gibson
Town & County Manager

***AGENDA FOR THE MEETING OF THE
SELECT BOARD
AUGUST 19, 2021 - 1:00 PM - 3:30 PM
IN-PERSON FOR BOARD MEMBERS, STAFF, CONSULTANTS
PSF COMMUNITY ROOM
4 FAIRGROUNDS ROAD
AND
REMOTE PARTICIPATION FOR THE PUBLIC
VIA ZOOM WEBINAR
NANTUCKET, MASSACHUSETTS***

YOU TUBE LINK:

<https://youtu.be/NMzXIWQ46EQ>

ZOOM WEBINAR REGISTRATION LINK TO VIRTUALLY ATTEND MEETING:

https://us06web.zoom.us/webinar/register/WN_OTaMbzyeSHeWyGevCEmLYw

- I. CALL TO ORDER***
- II. FACILITIES MASTER PLAN WORKSHOP***
- III. ADJOURNMENT***



Town of Nantucket

Facilities Master Plan Action Plan

August 19, 2021

Agenda

- Purpose/Intended Outcome
 - › Board Direction on Municipal Facilities Strategy
 - › Share information and receive board input on DPW concept plan
- Tonight's Focus
 - › Municipal Offices
 - › DPW Facility – Presentation from Weston and Sampson
- Financial Overview
- Review Action Steps
- Future Discussion Topics
 - › Our Island Home and Senior Center
 - › Concessions (hiring Weston & Sampson to do this)
 - › Parks and Recreation Master Plan and Amenities
 - › Housing
 - Employee
 - Community
 - › Future Facilities

Municipal Operations and Facilities Focus



2020 Select Board Strategic Plan Focus Area:
Efficient Town Operations

Goal:
Develop a Facilities Master Plan

Facilities Master Plan Objectives

- Consolidate municipal offices to simplify public access to public services and reduce operating expenses
- Encourage organic collaboration, which more naturally occurs when personnel are together in one centralized location rather than at scattered sites
- Utilize Town-owned property for a new municipal facility at 2 Fairgrounds Road
- Re-purpose, renovate, and/or remove buildings for more efficient and/or appropriate use
- Understand the need for temporary facilities (e.g., trailers, repurposed spaces), as well as the timeline and sequencing of municipal office movement, prior to all groups being in their final locations
- Incorporate energy efficient measures into the design of the new/repurposed or renovated facilities and buildings
- Incorporate climate change/sea level rise measures into the design(s), taking into consideration the August 2020 Coastal Resilience Advisory Committee Interim Recommendation

Municipal Offices



The Downtown Block

Current Downtown Functions

- *16 Broad Street*
 - › Town Administration
 - › Housing and Real Estate
 - › Diversity, Equity, and Inclusion
 - › Human Resources
 - › Town Clerk
 - › Registry of Deeds
 - › Registry of Motor Vehicles
 - › Courts
- *20 South Water Street*
 - › Sheriff's Office
 - › NRTA Office
- *East Chestnut Street*
 - › Health and Human Services*
- *25 Federal Street*
 - › Office of Culture and Tourism

**Moved to 131 Pleasant Street in 2021 as a temporary measure to address overcrowding will need to be re-occupied for overcrowding in town Building and/or new functions such as Sustainability*

Potential Town Building at 16 Broad Street

Space analysis and renovations would be completed to accommodate future projected growth

- Town Clerk
- Registry of Deeds
- Registry of Motor Vehicles
- Courts
- Sheriff's Office
- NRTA Office (may need to go elsewhere)
- Visitor Service Center/Community Meeting Spaces/Additional Restrooms
- Office of Culture and Tourism

Additional Detail for Other Downtown Block Properties

20 S Water Street (old Police Station)

- NRTA office relocated TBD
- Facility to be demolished or renovated for different use (e.g., downtown police substation, parking coordinator space, expansion of restroom facilities; community space; commercial/retail rental; parking)

1 East Chestnut Street (old old Police Station)

- Short-term: Some continued temporary office space
- Offices to move temporarily to 131 Pleasant Street; permanently to 2 Fairgrounds
- Long-term: Demolish building to create either open green space downtown; and/or reconfigure space, taking into consideration uses of the 20 S. Water Street property and/or the Visitor Services property

25 Federal Street

- Building to remain
- Renovation necessary to expand bathrooms; visitor center area



2 Fairgrounds Road

Current Functions

Planning and Land Use Services (PLUS), including Energy Coordinator

Potential Functions

New building to be constructed for all offices, parking lot to be reconfigured (most likely, offices will be temporarily relocated to trailers during construction)

- Health and Human Services
- Natural Resources
- Finance
- Town Administration
- Human Resources
- Sustainability, including Energy Coordinator
- Housing and Real Estate
- PLUS
- Diversity, Equity, and Inclusion
- Meeting Spaces
- Administrative Offices for DPW
- Information Technology/GIS
- Recreation

Other Town Properties

34 Washington Street

Current Functions

- › Harbor Master
- › Public Restrooms

Building is scheduled to be rebuilt in 2021-22, no other changes are currently planned

37 Washington Street

Current Functions:

- › Finance

Potential Functions

- › All functions to be moved to 2 Fairgrounds Road

Building to be demolished and adjacent parking lot enlarged

4 Fairgrounds Road

Current Functions (no change anticipated)

- › Dispatch
- › Fire
- › Information Technology/GIS
- › Police
- › Community Meeting Room

131 Pleasant Street

Temporary and Future Functions

- › Natural Resources (temporary)
- › Health and Human Services (temporary)
- › Meeting Space (temporary)
- › Address gas pumps and determine future vehicle fueling

Property to be repurposed for housing once temporary functions are moved to 2 Fairgrounds Road.

Other Town Properties, cont.

2 Bathing Beach Road

Current Functions

- › Natural Resources

Potential Functions

- › Seasonal Tennis (location may not be ideal, based on flood risk)
- › Recreation

Building to be demolished, renovated and repurposed, or moved

0 Easton Street

Current Functions (no change anticipated)

- › Shellfish Hatchery

188 Madaket Road

Current and Potential Functions, based on site feasibility

- › DPW Operations
 - Administration (could potentially move to 2 Fairgrounds Road)
 - Foremen's Offices
 - Fleet Maintenance
 - Facilities Maintenance
 - Recreation
 - Garage(s)
 - Salt Shed
 - Gas Pumps
- › Landfill Operations
 - Waste Tipping Building and MRF
 - Lined Landfill Cells
 - Take It or Leave It (TIOLI)
 - Composting Facility
 - C&D Building

Other Facilities

293 Madaket Road – Madaket Fire House (unstaffed)

10 Sankaty Road – Siasconset Fire House (unstaffed, conceptual planning for housing expansion, relocation, emergency shelter and storage on east end of Island per Hazard Mitigation Plan, and/or other options beginning)

131 Pleasant Street – Former Fire Headquarters (pending temporary occupancy of NRD and HHS then permanent transfer to AHTF for housing)

- Could be an option for dense housing and/or potentially commercial space

Town Function Location Summary

This table summarizes the current and proposed location for each of the Town's functions.

Function	Current Location	Proposed Location	Opportunity Presented by Relocation
Town Administration	16 Broad Street	2 Fairgrounds Road	Downtown Block Created, Additional Space for State/Town Offices
Housing and Real Estate	16 Broad Street	2 Fairgrounds Road	
Diversity, Equity, and Inclusion	16 Broad Street	2 Fairgrounds Road	
Human Resources	16 Broad Street	2 Fairgrounds Road	
Finance	37 Washington Street	2 Fairgrounds Road	Expansion of Washington Street Parking Lot
Town Clerk	16 Broad Street	Downtown Block	Downtown Block Created, Additional Space for State/Town Offices
Register of Deeds	16 Broad Street	Downtown Block	
Registry of Motor Vehicles	16 Broad Street	Downtown Block	
Courts	16 Broad Street	Downtown Block	
Sheriff's Office	20 S. Water Street	Downtown Block	Downtown Block Created, Opportunity for Community space, flex space, public restrooms, etc.
NRTA Office	20 S. Water Street	Downtown Block and/or TBD	
Health and Human Services	131 Pleasant Street	2 Fairgrounds Road	Operational efficiencies from centralized location
Office of Culture and Tourism	25 Federal Street	Downtown Block	Restroom expansion
PLUS (Planning and Land Use Services)	2 Fairgrounds Road	2 Fairgrounds Road	N/A
Harbor Master	34 Washington Street	34 Washington Street	N/A
Dispatch	4 Fairgrounds Road	4 Fairgrounds Road	N/A
Fire	4 Fairgrounds Road	4 Fairgrounds Road	N/A
Police	4 Fairgrounds Road	4 Fairgrounds Road	N/A
Information Technology/GIS	4 Fairgrounds Road	2 or 4 Fairgrounds Road	N/A
Community Meeting Rooms	4 Fairgrounds Road	2 and 4 Fairgrounds Road	N/A
Natural Resources	131 Pleasant Street	2 Fairgrounds Road	N/A
Shellfish Hatchery	0 Easton Street	0 Easton Street	N/A
DPW Operations	188 Madaket Road	188 Madaket Road or alternative site	Operational efficiencies from centralized location
DPW Administrative Offices	188 Madaket Road	2 Fairgrounds Road or 188 Madaket Road	
Solid Waste Operations	188 Madaket Road	188 Madaket Road	

DPW Facility

Presentation by Weston and Sampson

Financial Overview



Municipal Facilities

Facility	Preliminary Estimated Cost
New Municipal Office Building at 2 FG*	\$40,000,000 - \$50,000,000
Temporary Space for PLUS during construction	\$500,000
Renovations to 16 Broad Street*	\$10,000,000
Renovations to 21 S Water Street*	\$2,000,000
Renovations to 25 Federal Street	\$1,000,000
Demo of E Chestnut Street	\$100,000
Construction of "bike park"/green space where E Chestnut was	\$100,000
Demos of 37 - 39 Washington St	\$150,000 - \$200,000
Expansion of Washington St Parking Lot	\$1,000,000 - \$1,500,000
New Seasonal Housing at 2 FG*	\$6,000,000
Renovations to Bathing Beach Road building	\$200,000
Demo of Okorwaw house; construction of 3 new SF houses*	\$3,500,000
DPW Facility*	\$15,000,000 - \$20,000,000
	\$79,550,000 - \$108,600,000

Other Facilities

Facility	Estimated Cost
Concession Renovations	TBD
Our Island Home	TBD
Senior Center	TBD
Park & Rec Master Plan Projects	see Plan
Sconset Fire Station	TBD

Outstanding

- › Harbor Master Building (bids too high) – plan to seek supplemental appropriation in 2022

Action Steps



Action Items

- Board agree on municipal office locations
- Approve moving municipal offices out of Town, per Town bylaw c. 46-4
- Board affirm concept plan for DPW
- Town Staff will determine cost estimate to engage architect to develop/update space needs analysis; conceptual design of central facility at 2 Fairgrounds
 - › \$6 million proposed in CIP for FY23 for Municipal Building design phase
 - › \$3 million proposed in CIP for FY23 DPW design phase
- Staff will present multi-year financial impact to the Board during FY23 Budget process

Discussion & Questions



Town of Nantucket Public Works Facility Alternate Site Feasibility Study



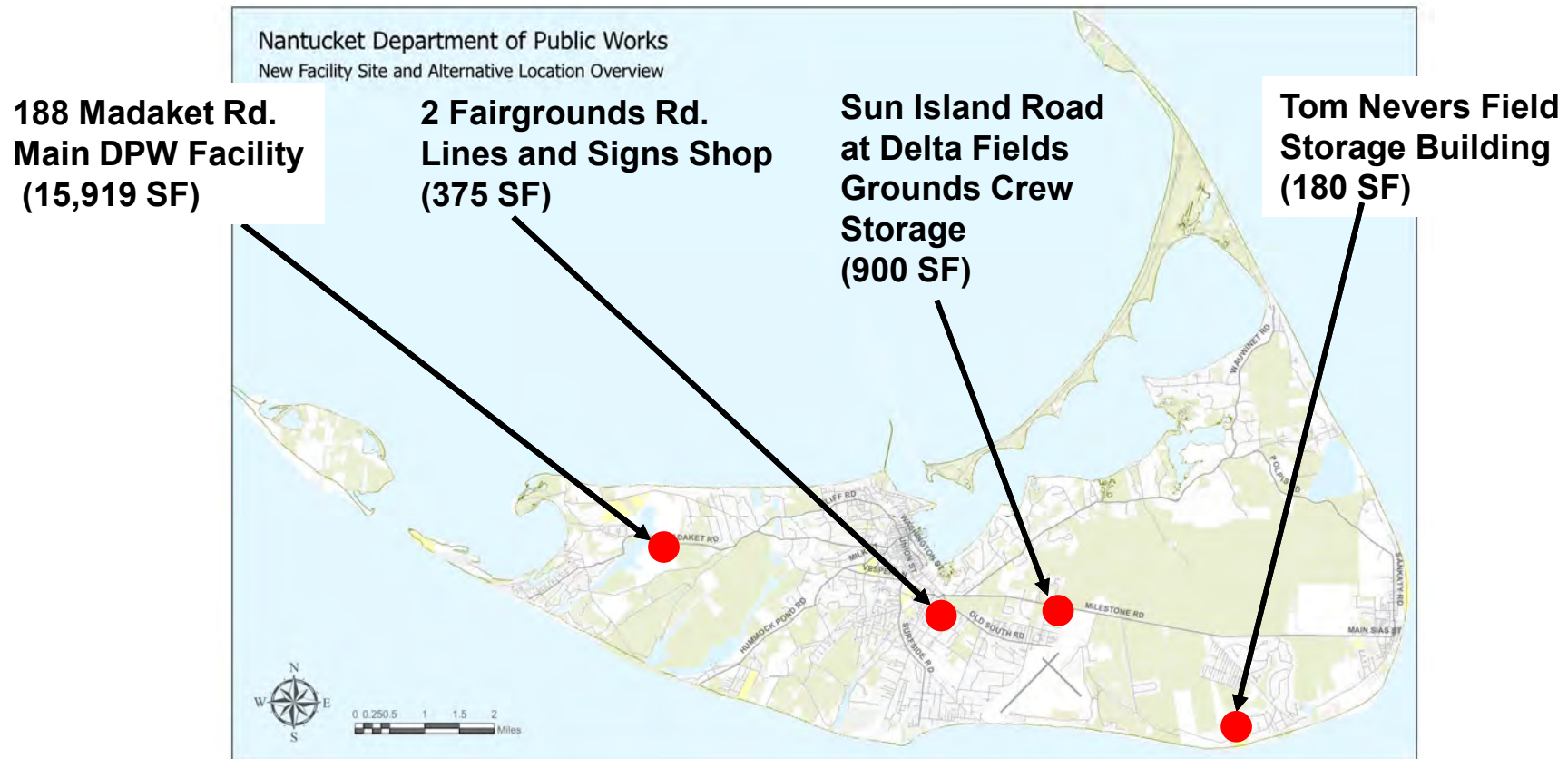
Update Presentation
August 19, 2021

Town of Nantucket Public Works Facility

Agenda

- What is proposed – 50-year facility
- Site alternatives analysis
- Next steps
- Questions or comments

Town of Nantucket Current Public Works Facility Locations

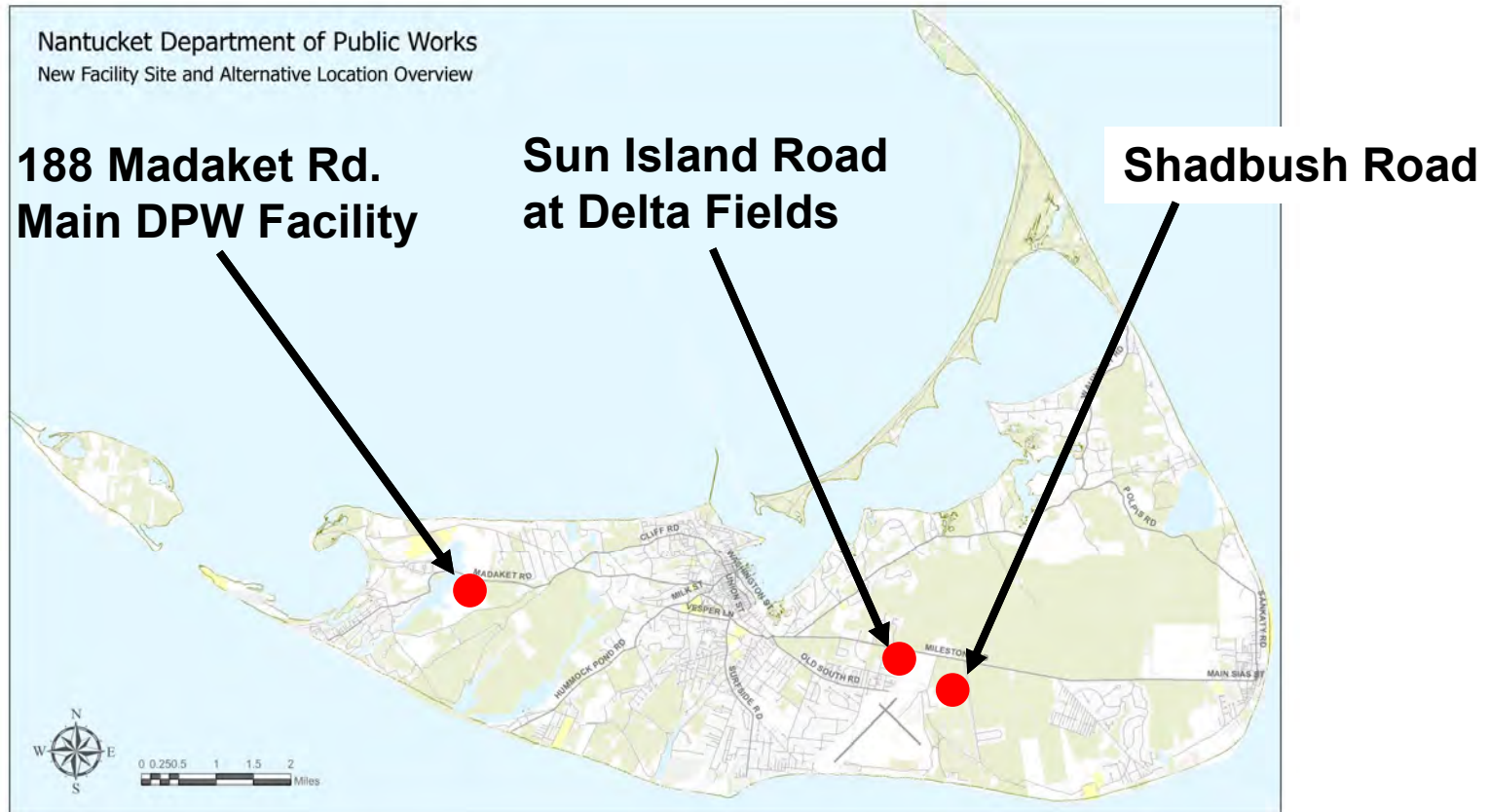


Total Building Facility SF w/ Satellite Fac. = 17,400 SF

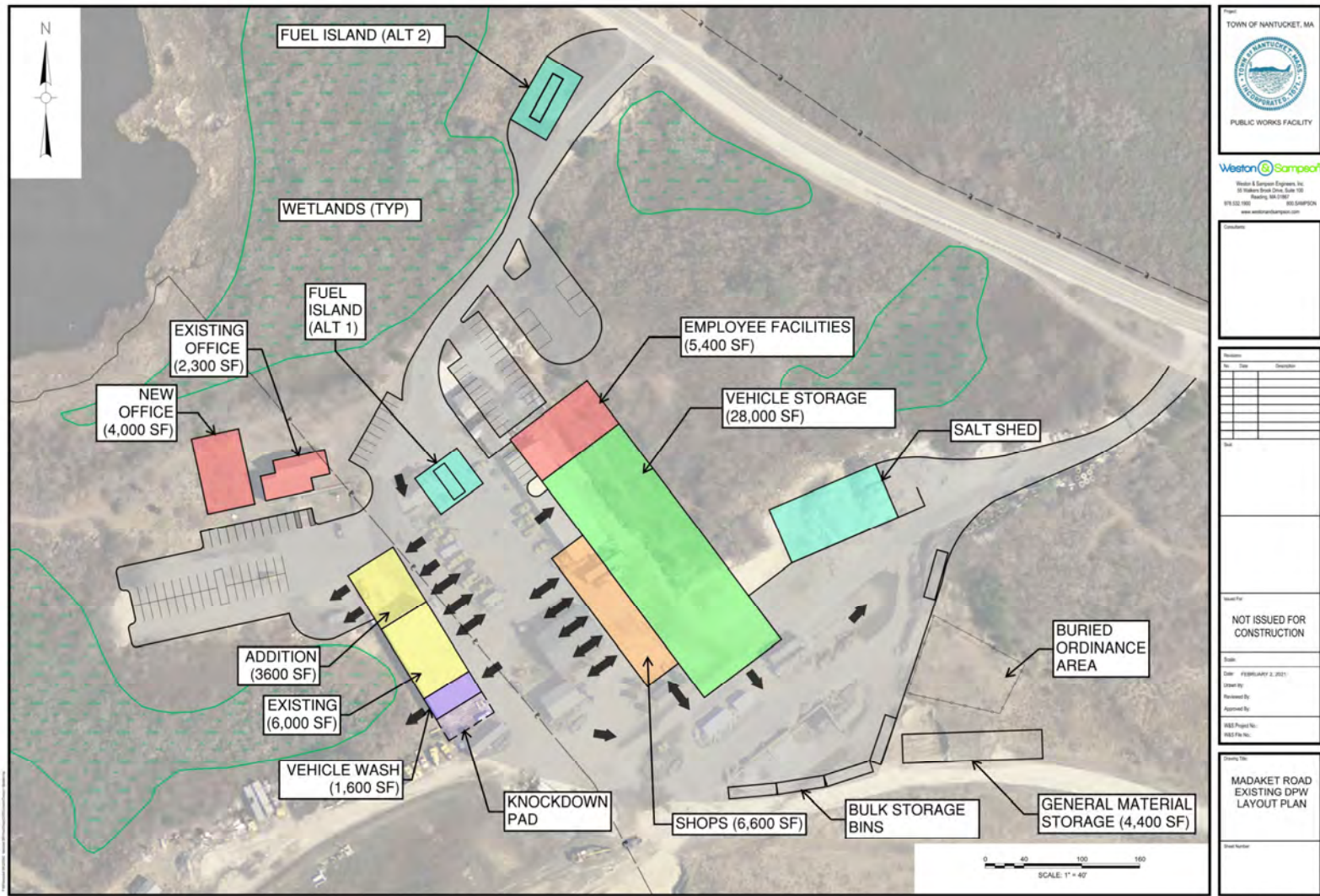
Three Potential Sites Identified for New DPW Consolidated Facility (Town Owned Properties)

- 188 Madaket Road - Main DPW Facility
- Sun Island Road at Delta Fields
- Shadbush Road

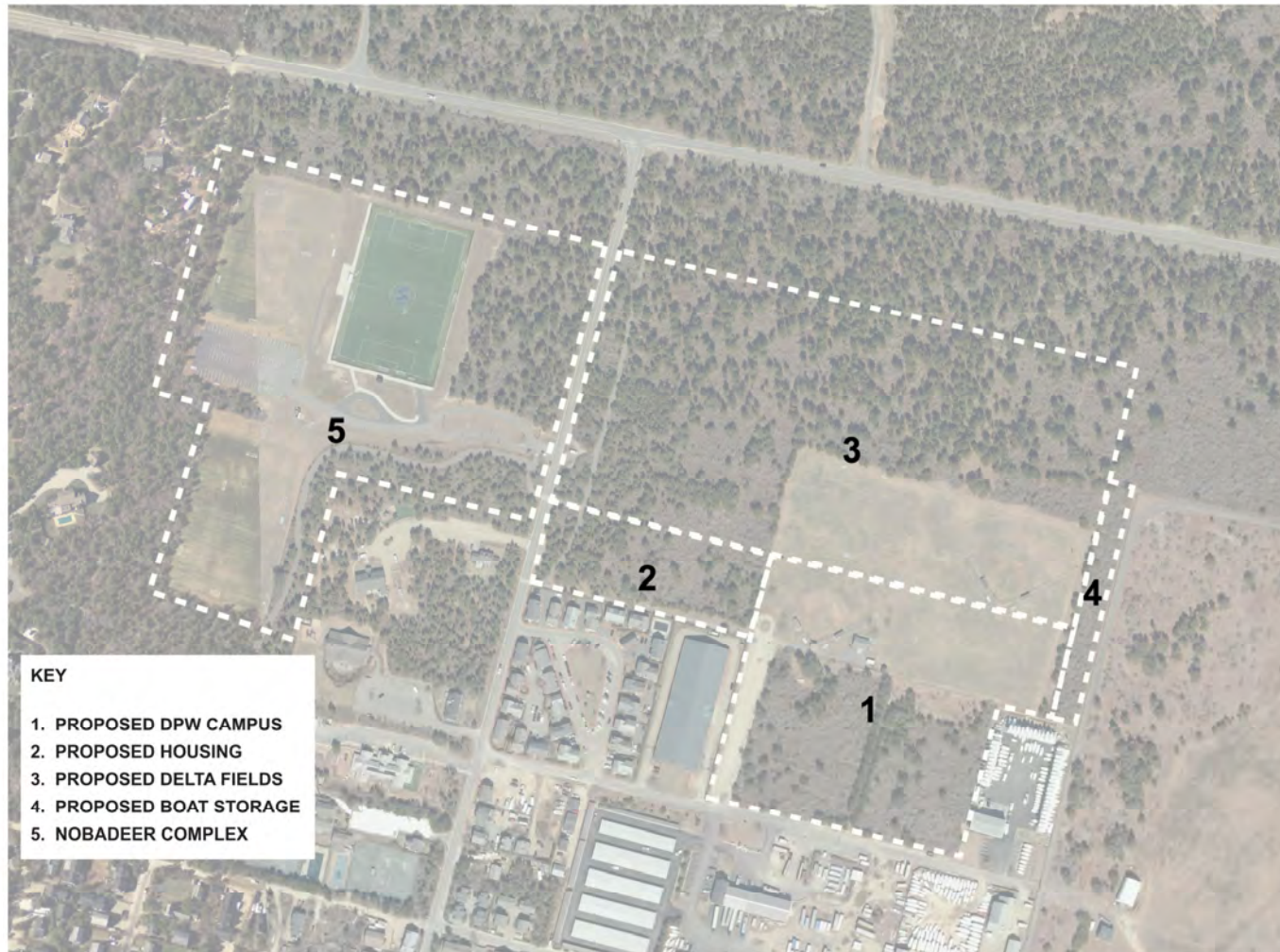
Town of Nantucket Public Works Facility



Town of Nantucket Public Works Facility 188 Madaket Rd. Main DPW Facility



Town of Nantucket
Public Works Facility
Nobadeer and Delta Fields Ex. Conditions

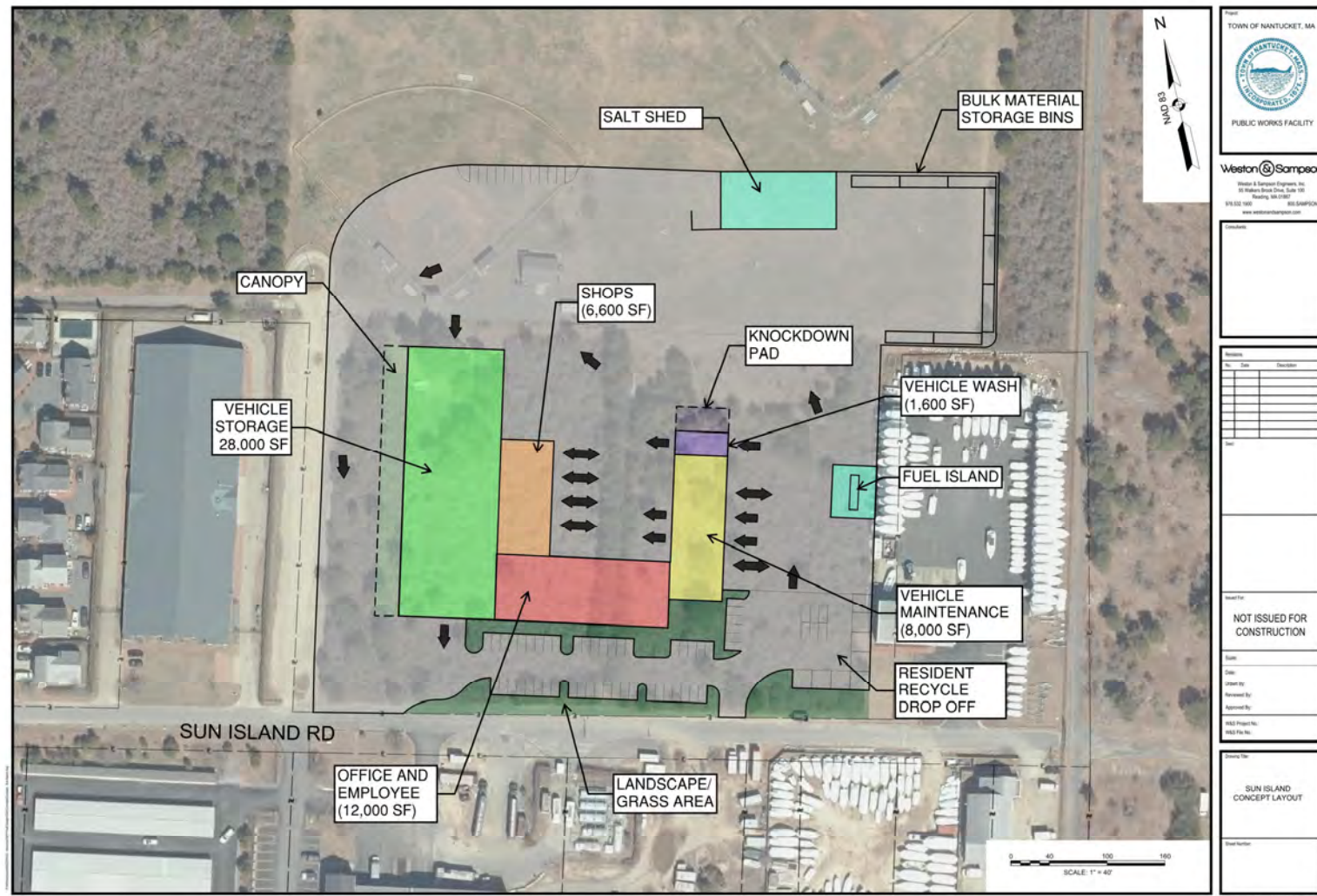


Town of Nantucket
Public Works Facility
Nobadeer and Delta Fields
Proposed Conditions

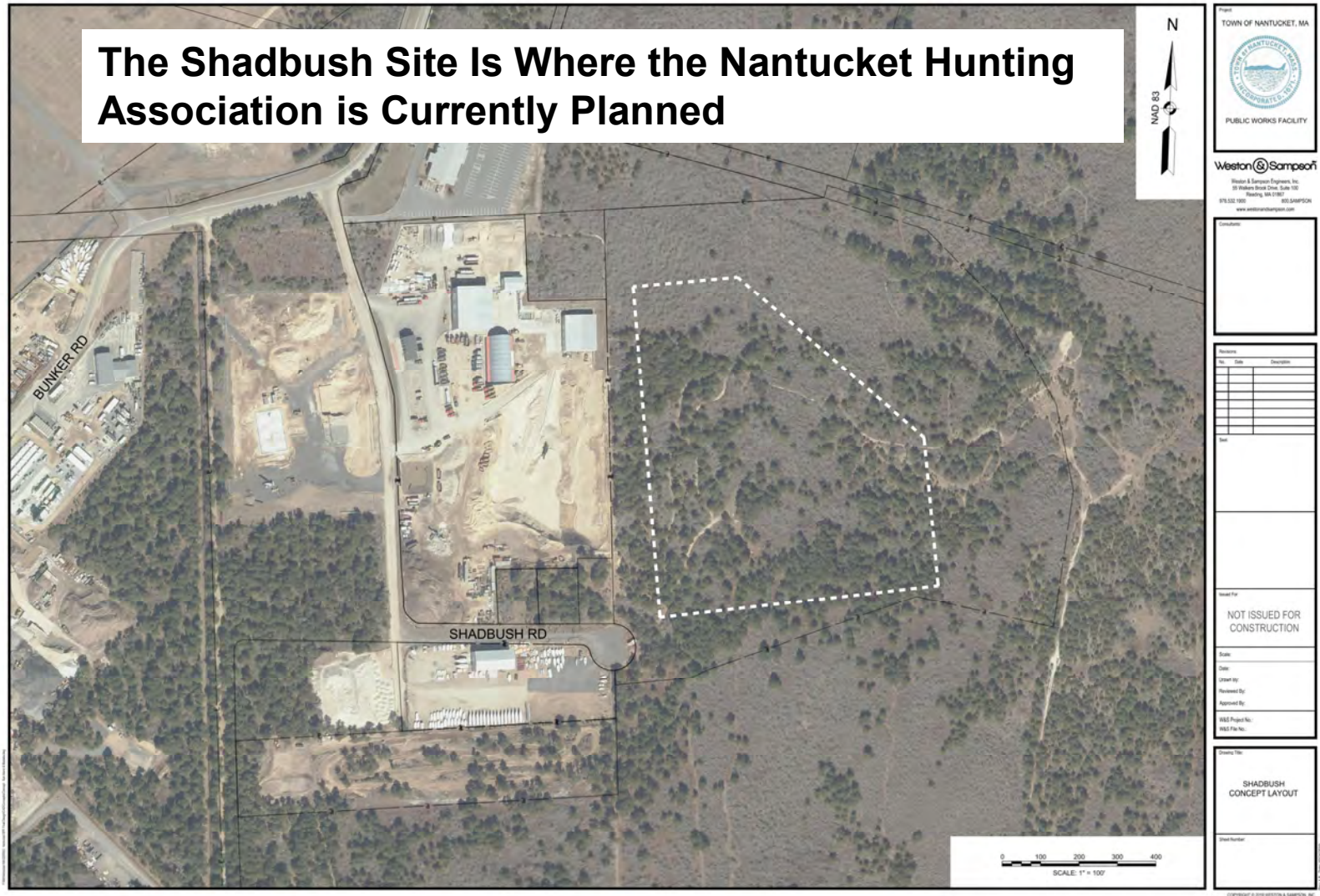


Town of Nantucket
Public Works Facility

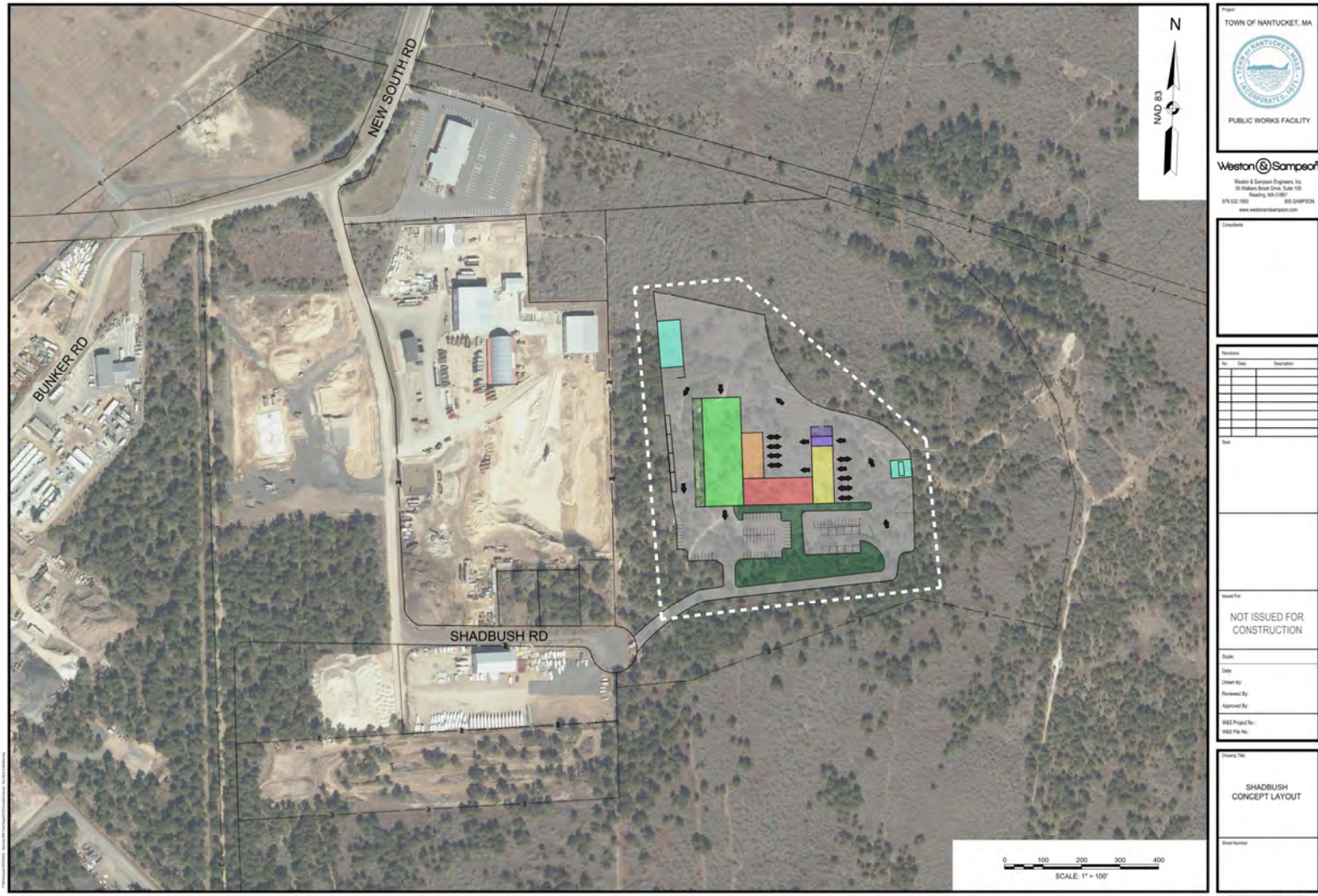
Sun Island Road at Delta Fields - Zoomed In View



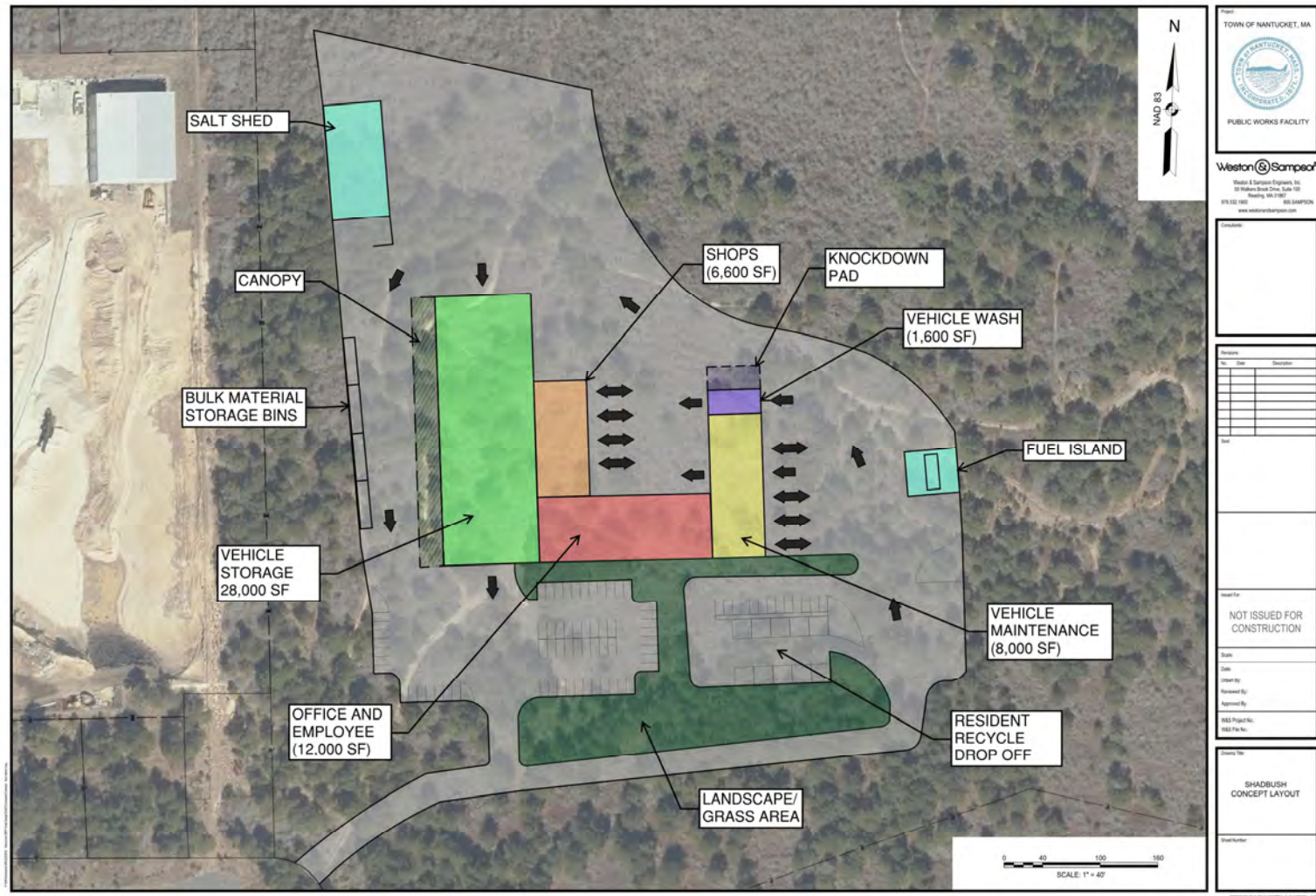
Town of Nantucket Public Works Facility Shadbush Road Existing Conditions



Town of Nantucket Public Works Facility Shadbush Road Potential Siting



Town of Nantucket Public Works Facility Shadbush Road – Zoomed In View

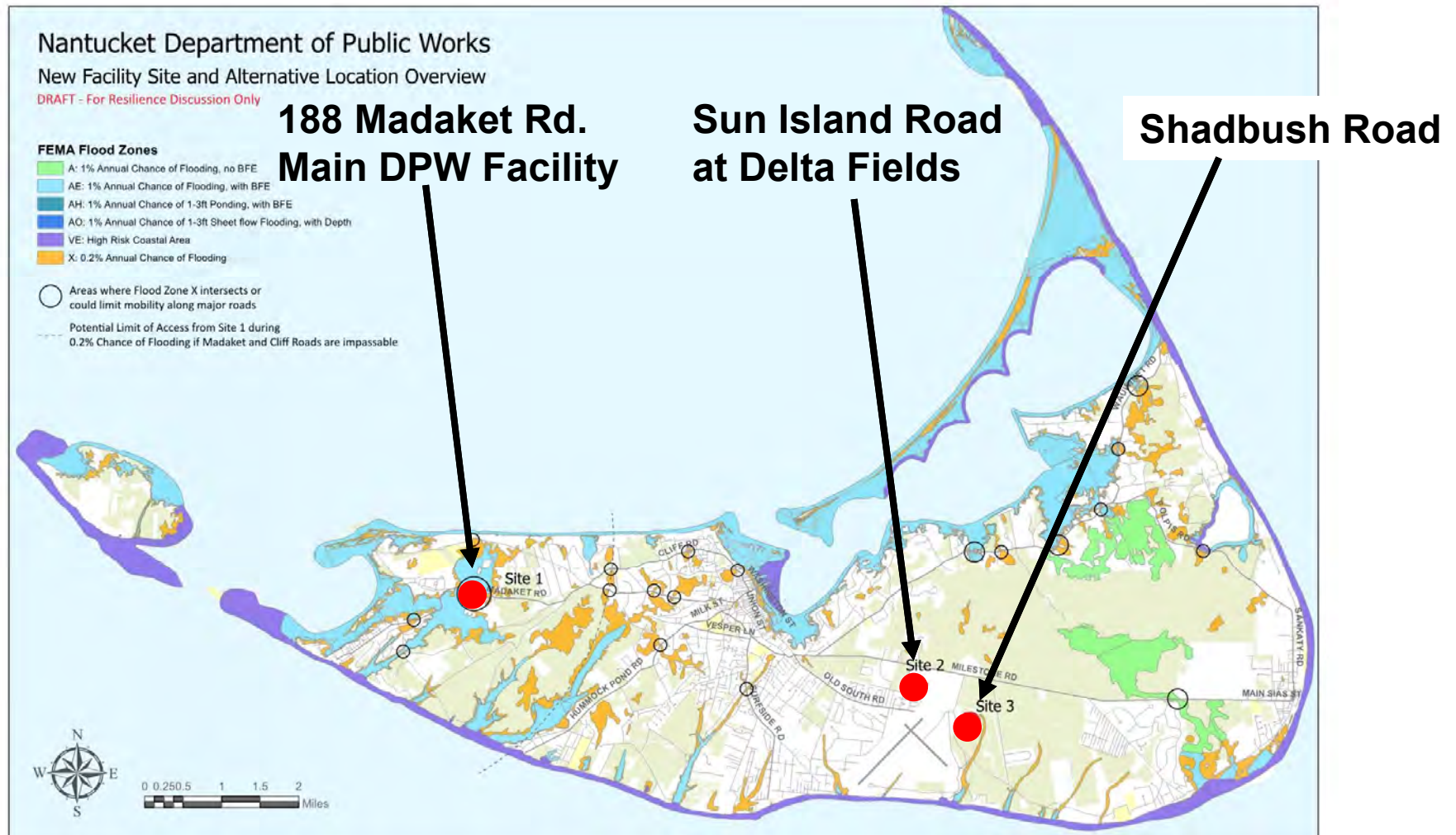


Town of Nantucket
Public Works Facility

Site Alternatives Analysis

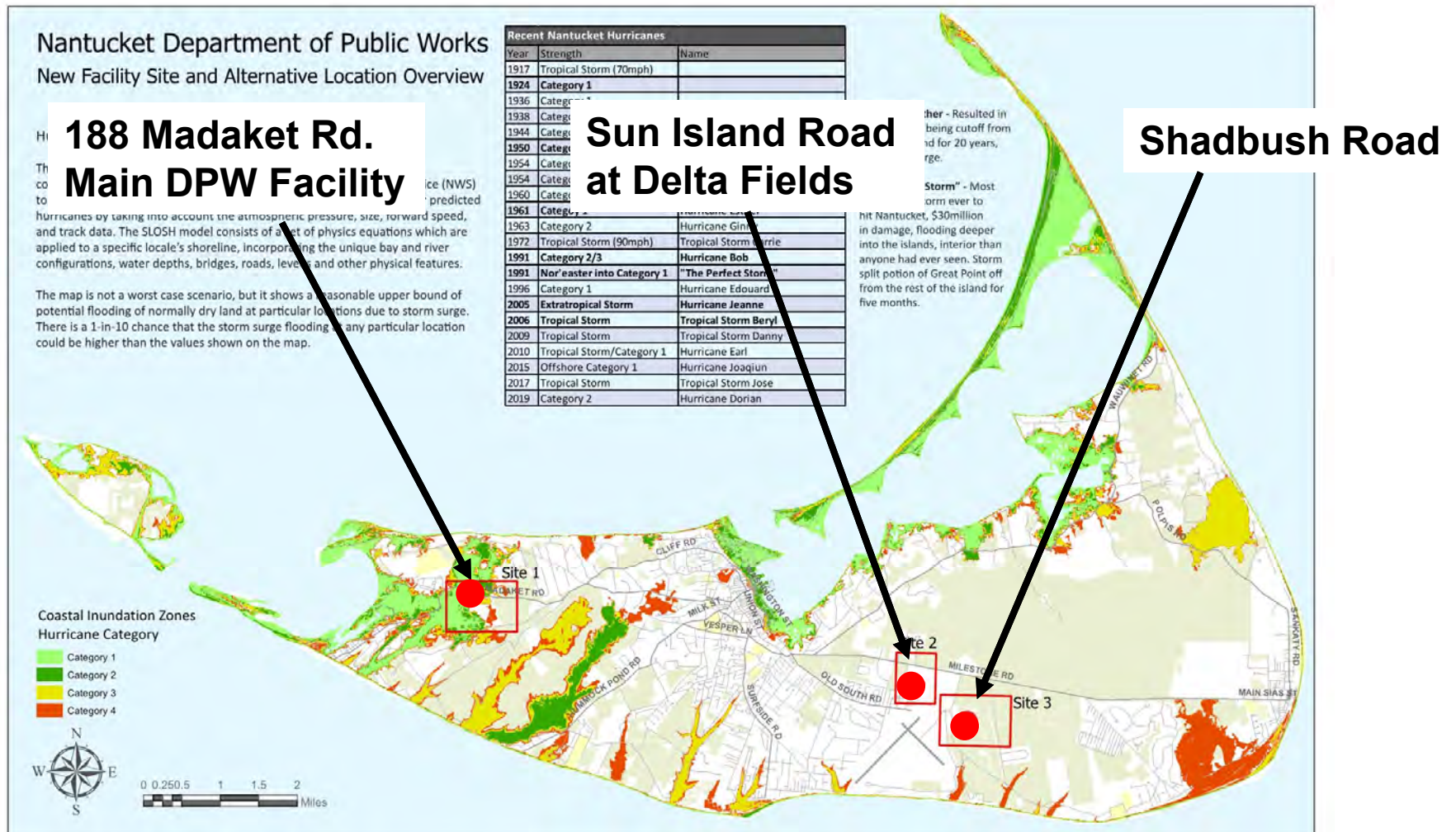
Town of Nantucket
Public Works Facility

Current FEMA Flood Zone



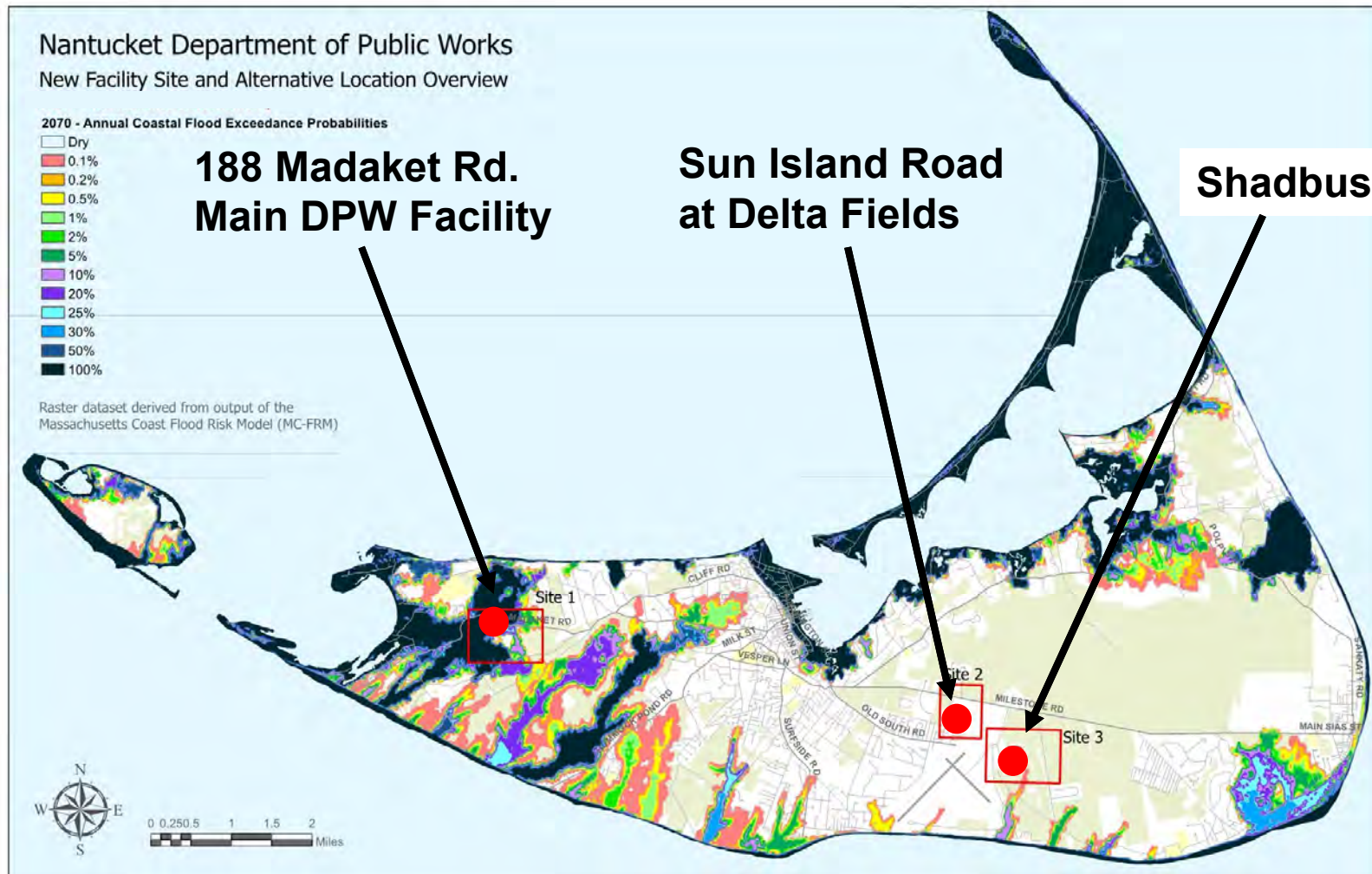
Town of Nantucket
Public Works Facility

Coastal Inundation Zones



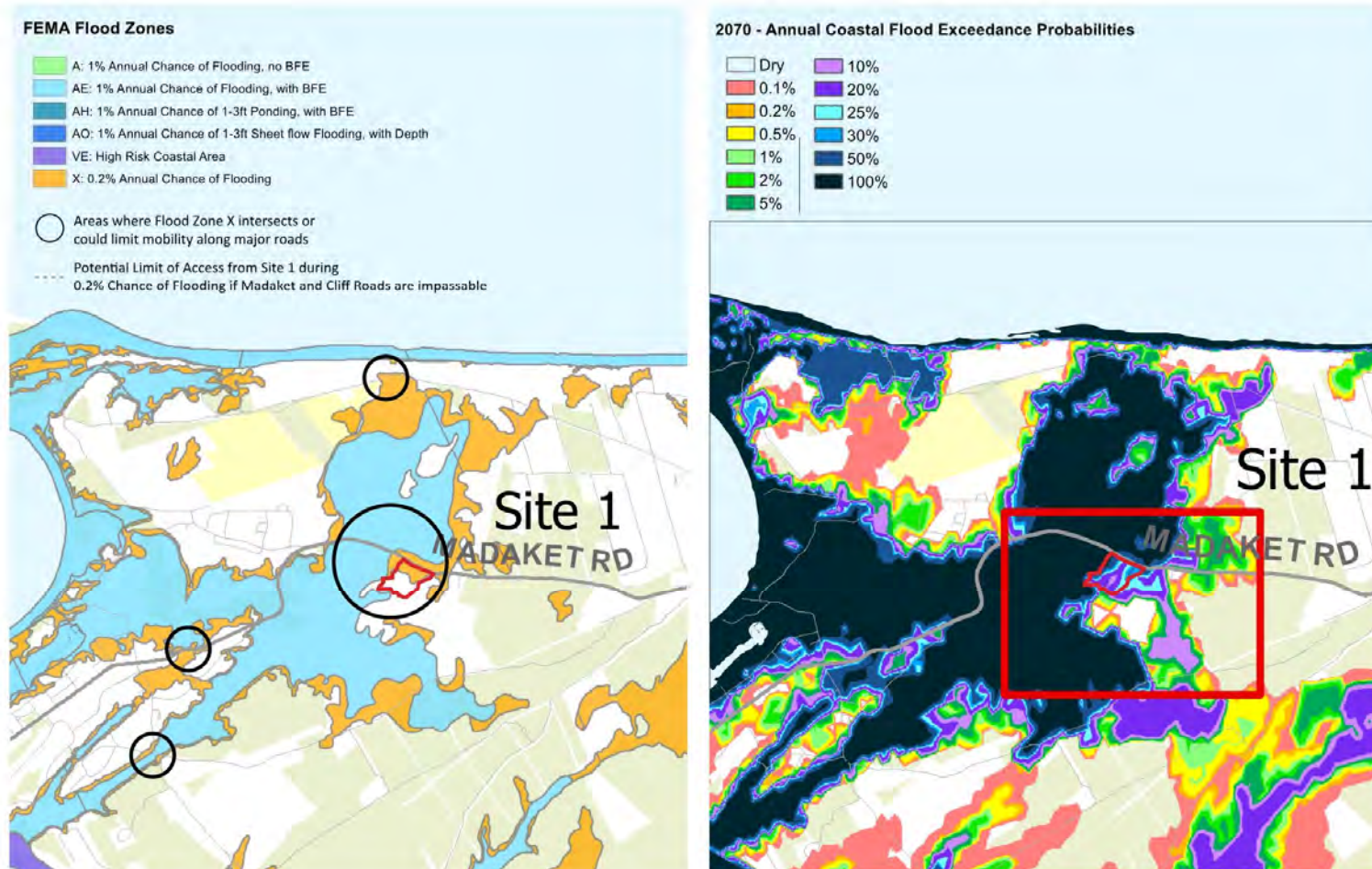
Town of Nantucket
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2070 Flood Zone Map



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Madaket Rd. Current and 2070 Year Flood Zone Comparison Maps



Town of Nantucket
Public Works Facility

Flood/Resiliency Summary

Madaket Road Site:

- Parts of site have a 20% annual chance of flooding under current conditions
- Site is inundated under Category 1-4 modeled hurricanes
- Projections indicate the site will flood annually in 2070
- FEMA Flood Zone X, 0.2% Annual Chance of Flooding, envelopes access roadways

Sun Island and Shadbush Road Sites:

- Both sites remain dry under present and future coastal flood projections
- Central location results in faster response times to all corners of the island
- More sustainable for DPW logistics, operations and planning
- Sites are closer to the airport and seaport in case of emergency

Town of Nantucket
Public Works Facility

Site Evaluation Score Summary

Site Rankings	3	1	2
Criteria	Madaket Road Score	Sun Island Road Score	Shadbush Road Score
1. Location and operational impacts (10 Points Maximum)	2	10	8
2. Climate Vulnerability (10 Points Maximum)	0	10	10
3. Physical Site Features (10 Points Maximum)	2	10	7
4. Site Contamination History (5 Points Maximum)	2	4	4
5. Zoning Regulations and Considerations (5 Points Maximum)	2	3	4
6. Environmental and Human Receptor Impacts (10 Points Maximum)	5	4	6
7. Permitting (5 Points Maximum)	0	2	3
8. Access to Utilities (10 Points Maximum)	3	8	1
9. Property Ownership (10 Points Maximum)	10	5	1
10. Cost of Site Development (10 Points Maximum)	1	8	6
11. Cost of Building Construction (5 Points Maximum)	5	3	4
12. Cost of Temporary Facilities (10 Points Maximum)	0	10	10
Total Score (out of 100 total possible points)	32	77	64

Town of Nantucket Public Works Facility

Site Rankings	3	1	2
Criteria	Site 1 Madaket Road	Site 2 Sun Island Road	Site 3 Shadbush Road
	Score: 2 out of 10	Score: 10 out of 10	Score: 8 out of 10
1. Location and operational impacts (10 points)	7 minutes to western end of island, 12 minutes to Town center, 17 minutes to Old south road, 25 minutes to eastern end of island. Longest commutes to anywhere on island except the western edge of the island. Work will disrupt current operations.	19 minutes to western end of island, 6 minutes to Town center, 3 minutes to Old south road, 10 minutes to eastern end of island. Shortest commutes to the majority of the island except the western edge. Work will not disrupt current operations.	22 minutes to western end of island, 7 minutes to Town center, 8 minutes to Old south road, 10 minutes to eastern end of island. Centrally located, but not as ideal as Site 2. Work will not disrupt current operations.
	Score: 0 out of 10	Score: 10 out of 10	Score: 10 out of 10
2. Climate Vulnerability (10 points)	Site is subject to 20% annual chance of flooding under current conditions and is inundated under Category 1-4 hurricanes. It is very likely the site will flood annually in 2070.	Site remains dry under present and future coastal flooding projections.	Site remains dry under present and future coastal flooding projections.
	Score: 2 out of 10	Score: 10 out of 10	Score: 7 out of 10
3. Physical Site Features (10 points)	Site is 36.94 acres, but a lot of that is not usable due to wetlands and landfill. Site is not an ideal configuration for operations. Will need to raise site to elevation 14 to be above 2070 1% storm (4'-5' fill needed).	Site is 105.07 Acres, the largest of the 3. Site is fairly level with a good configuration for site development/operations.	Site is 27.00 Acres, the smallest of the three. Most is usable and the site has a sufficient level area for development. Long access road will need improvements.
	Score: 2 out of 5	Score: 4 out of 5	Score: 4 out of 5
4. Site Contamination History (5 points)	Higher risk of encountering contamination. Portion of site is on a landfill. Site has a UXO burial area.	Majority of site is undeveloped and there are no known potential contamination issues.	Majority of site is undeveloped and there are no known potential contamination issues.

Town of Nantucket
Public Works Facility

Sun Island Road Permitting/Development Notes

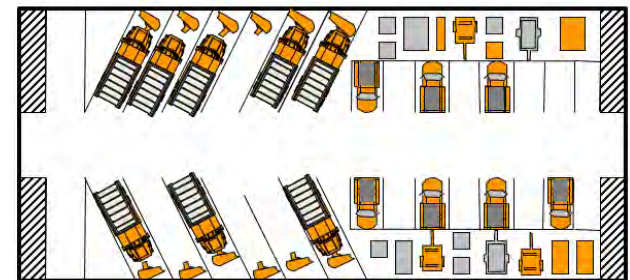
- **Site is located in Public Wellhead Recharge District**
 - **Variance needed from Nantucket Bylaw 139-12 B.2.h. Salt Storage**
 - **DEP allows salt storage in Drinking Water Zone II**
- **NHESP Area – Being further assessed**
- **Zoning height variance needed for salt shed, 40-ft tall shed w/ 30-ft zoning height**
- **FAA Review / Approval Needed**
- **Bylaw waiver needed for two driveways**
- **Storage of hazardous materials and vehicle waste fluids must meet DEP and Nantucket requirements**
- **Rent will need to be paid to the Airport**

Next Steps

Town of Nantucket Public Works Facility

Next Steps |

- Select a site
- Meet w/ Airport –
Memorandum of Understanding
(If Sun Island Location Selected)
- Verify Program
- Final Site Layout
- Conceptual Level Cost Estimate
- Geotechnical Investigation
- Secure Voter Approval for Funding
- Design
- Bidding
- Construction



Town of Nantucket
Public Works Facility

Questions or Comments?

Town of Nantucket
Public Works Facility

Additional Support Slides If Needed

Town of Nantucket Public Works Facility

Site Rankings	3	1	2
Criteria	Site 1 Madaket Road	Site 2 Sun Island Road	Site 3 Shadbush Road
1. Location and operational impacts (10 points)	Score: 2 out of 10 7 minutes to western end of island, 12 minutes to Town center, 17 minutes to Old south road, 25 minutes to eastern end of island. Longest commutes to anywhere on island except the western edge of the island. Work will disrupt current operations.	Score: 10 out of 10 19 minutes to western end of island, 6 minutes to Town center, 3 minutes to Old south road, 10 minutes to eastern end of island. Shortest commutes to the majority of the island except the western edge. Work will not disrupt current operations.	Score: 8 out of 10 22 minutes to western end of island, 7 minutes to Town center, 8 minutes to Old south road, 10 minutes to eastern end of island. Centrally located, but not as ideal as Site 2. Work will not disrupt current operations.
2. Climate Vulnerability (10 points)	Score: 0 out of 10 Site is subject to 20% annual chance of flooding under current conditions and is inundated under Category 1-4 hurricanes. It is very likely the site will flood annually in 2070.	Score: 10 out of 10 Site remains dry under present and future coastal flooding projections.	Score: 10 out of 10 Site remains dry under present and future coastal flooding projections.
3. Physical Site Features (10 points)	Score: 2 out of 10 Site is 36.94 acres, but a lot of that is not usable due to wetlands and landfill. Site is not an ideal configuration for operations. Will need to raise site to elevation 14 to be above 2070 1% storm (4'-5' fill needed).	Score: 10 out of 10 Site is 105.07 Acres, the largest of the 3. Site is fairly level with a good configuration for site development/operations.	Score: 7 out of 10 Site is 27.00 Acres, the smallest of the three. Most is usable and the site has a sufficient level area for development. Long access road will need improvements.
4. Site Contamination History (5 points)	Score: 2 out of 5 Higher risk of encountering contamination. Portion of site is on a landfill. Site has a UXO burial area.	Score: 4 out of 5 Majority of site is undeveloped and there are no known potential contamination issues.	Score: 4 out of 5 Majority of site is undeveloped and there are no known potential contamination issues.

Town of Nantucket Public Works Facility

5. Zoning Regulations and Considerations (5 points)	Score: 2 out of 5 Site is in the Limited Use 2: LUG-2 zone. Site is in the Flood hazard overlay district, county overlay district, and the Madaket Harbor Watershed Protection District (Zone B).	Score: 3 out of 5 Site is in the Limited Use 3: LUG-3 zone, Commercial Industrial: CI zone, and adjacent to Commercial Neighborhood: CN zone. Site is in the Public Wellhead Recharge District, Town Overlay District, and County Overlay District.	Score: 4 out of 5 Site is in the Limited Use 3: LUG-3 zone. Site is overlayed in the County Overlay District.
6. Environmental and Human Receptor Impacts (10 points)	Score: 5 out of 10 Human Receptor: southern half of site is in a Solid Waste Facilities - Landfills area. Environmental Receptor: parts of the site are in Wooded Marsh areas (wetlands).	Score: 4 out of 10 Human Receptor: site in a DEP Approved Zone II area. Environmental Receptor: no environmental receptors flagged in proposed DPW area but adjacent areas are in a NHESP Priority Habitats of Rare Species area.	Score: 6 out of 10 Human Receptor: no human receptors flagged. Environmental Receptor: site is in the NHESP Priority Habitats of Rare Species area.
7. Permitting (5 points)	Score: 0 out of 5 Zoning height variance will be needed for the salt shed which will be approx. 40 feet high with 30 foot maximum building height listed. Notice of Intent will be required due to the wetlands on site. Compensatory flood area will likely be needed if site is filled. Site will be subject to a site plan review as it is in the county overlay district.	Score: 2 out of 5 A variance will be required from Nantucket bylaw 139-12 B.2.h. public wellhead recharge district, for road salt storage. Zoning height variance will be needed for the salt shed which will be approx. 40 feet high with 30 foot maximum building height listed. Site will be subject to a site plan review as it is in the county overlay district. A waiver for two driveways will be needed. FAA Determination of No Hazard to Air Navigation will be needed. The adjacent ballfield project is in NHESP and a MESA information request will be needed for this portion of the work.	Score: 3 out of 5 Zoning height variance will be needed for the salt shed which will be approx. 40 feet high with 30 foot maximum building height listed. MESA information request will be needed due to NHESP area. Site will be subject to a site plan review as it is in the county overlay district.
8. Access to Utilities (10 points)	Score: 3 out of 10 Site does not have access to sewer, but does have a water main in place. Some utility infrastructure in place as it is existing.	Score: 8 out of 10 Water available on Sun Island Road, sewer available on nearby Nobadeer Farm Road, and possibly on Sun Island Road (to be further assessed)	Score: 1 out of 10 Site does not have access to sewer. Site can access water main on Bunker Road (via long driveway access).
9. Property Ownership (10 points)	Score: 10 out of 10 Town currently owns the property.	Score: 5 out of 10 Town must secure airport commission approval to use this property.	Score: 1 out of 10 Town currently leases this property and it is not available for use.
10. Cost of site development (10 points)	Score: 1 out of 10 Cost of construction is considered to be higher as site is in a flood zone. The 2070 1% storm is at elevation 14 feet and existing buildings are at around 9-10 feet. Site will need to be raised approx. 4-5 feet. Waste water tight tank and updated septic systems will be needed due to lack of sewer.	Score: 8 out of 10 Site is relatively level, and there is potential to mine sand on site to offset construction costs. Sewer extension to Nobadeer Farm Road may be required.	Score: 6 out of 10 Site is relatively level. Waste water tight tank and new septic systems will be needed due to lack of sewer. There may be potential to mine sand from this location to offset costs.
11. Cost of Building Construction (5 points)	Score: 5 out of 5 Site is not in historical district. It is not located near any main roads so it will not need to be shingled.	Score: 3 out of 5 Site is not in historical district. Shingles on the front and back of the building may be required based on existing adjacent buildings.	Score: 4 out of 5 Site is not in historical district. Shingles may be required.
12. Cost of Temporary Facilities (10 points)	Score: 0 out of 10 Will need temporary facilities during construction.	Score: 10 out of 10 Will not need temporary facilities.	Score: 10 out of 10 Will not need temporary facilities.

Town of Nantucket
Public Works Facility

Public Works Responsibilities

Town of Nantucket Public Works Facility

The DPW touches the lives of the residents everyday by operating and maintaining the infrastructure that the community relies on including...

Mission

-The mission of the Nantucket Department of Public Works is to provide and maintain Public Services necessary for the economy, growth and quality of life for the citizens and visitors to Nantucket.

Goals

-Maintain/improve and preserve public infrastructure in safe and functional condition.

-Create a proactive environment for the delivery of superior services.

-Improve the quality and aesthetic resources of the Town's infrastructure such as: buildings, roads and multi-use paths, storm drains, signs and pavement markings, parks/fields/cemeteries, and trees/vegetation, while optimizing life-cycle costs.

Priorities

Support the Selectboard's Strategic Plan - five priorities including Transportation, Environmental Leadership, Housing, Efficient Town Operations, and Quality of Life.

To operate, maintain, and improve the Town's critical assets including but not limited to: public roads, sidewalks, multi-use paths, trees/vegetation, parks/fields, buildings/facilities, vehicle and equipment fleet, storm water systems, parking lots, signs and pavement markings, beaches, solid waste/recycling program, landfill, household hazardous waste program, bridges, mosquito control program, accessibility services, snow/ice operations, cemeteries, and special events.

Coordinate with residents, local, state, and federal agencies as well as countless organizations, manage permits, contracts, record-keeping, and various administrative functions.

Town of Nantucket
Public Works Facility

The DPW touches the lives of the residents everyday by maintaining the infrastructure that the community relies on including...

On call 24 hours a day to handle incidents & emergencies including:

- Hurricane / windstorm cleanup
- Removal of road hazards
- Flooding
- Emergency road repairs
- Emergency response / consequence management
- Snow and ice removal operations
- In support of Fire, Marine, and Police Emergency Operations

Town of Nantucket
Public Works Facility

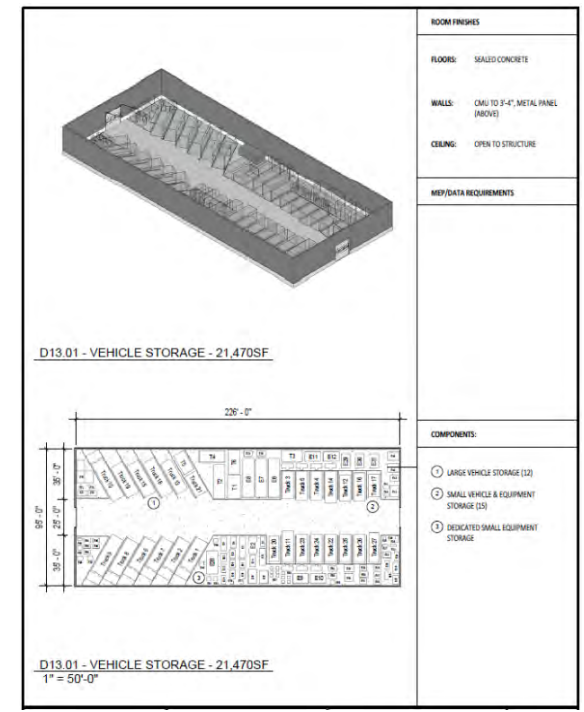
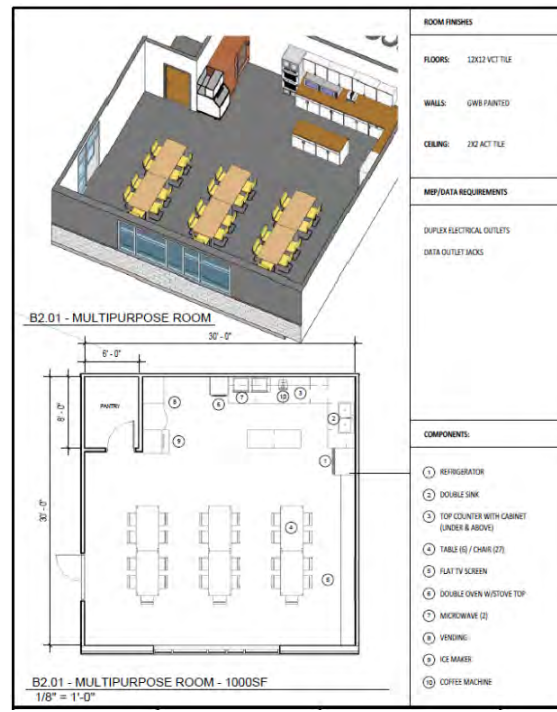
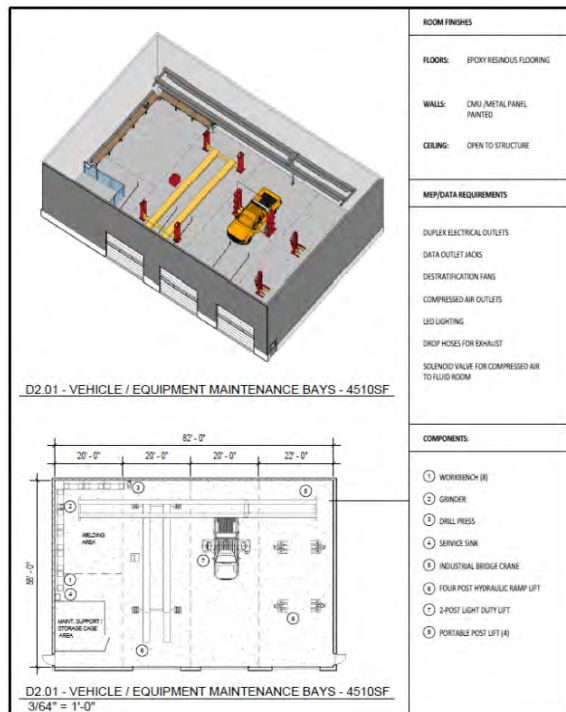
What Is Proposed – 50 Year Facility

Town of Nantucket Public Works Facility

Preliminary Programming Process |

- Reviewed Overall Department Program
- Conduct a site walk to inspect existing facilities
- Prepared programming sketches for each operating area

SAMPLE PROGRAMMING SKETCHES



Town of Nantucket
Public Works Facility

Preliminary Programming Results

<u>Space Needs Assessment</u>	<u>Facility Program</u>
Administration / Office Support	6,033 SF
Employee Facilities / Staff Support	5,430 SF
Shops and Storage	6,574 SF
Vehicle Maintenance	7,939 SF
Wash Bay	1,570 SF
Vehicle & Equipment Storage	<u>29,400 SF</u>
Subtotal:	56,946 SF
Covered Canopy Storage	7,000 SF

Existing Facility w/ Satellite Areas is 17,374 SF, or 39,572 SF too small

Town of Nantucket
Public Works Facility

Why Does the Town Need a New Facility?

Town of Nantucket
Public Works Facility

Existing Site & Substandard Facilities

Town of Nantucket Public Works Facility

Summary of Deficiencies

- Undersized facilities
- Spread throughout island – not consolidated
- Unsafe working conditions due to limited space/proper infrastructure
- Many buildings/components have exceeded their useful life
- Non-code compliant work spaces (building code, plumbing code, mechanical code)
- High value equipment stored outdoors due to inadequate space
- Fire suppression system not present in many buildings



Inadequate Space for Operations

Stacked Equipment
Storage



Storage in Vehicle
Maintenance Area

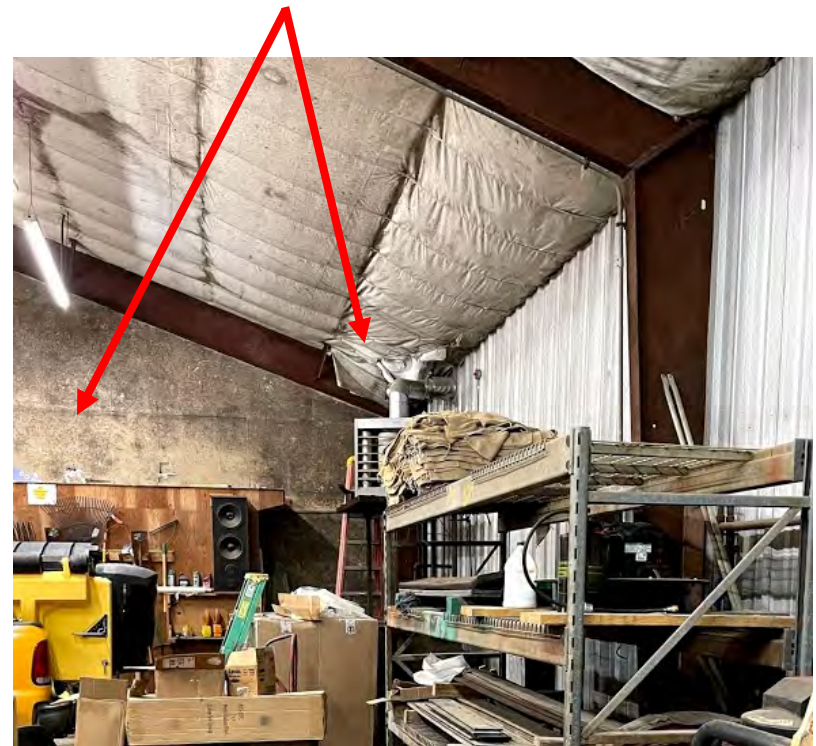


Town of Nantucket
Public Works Facility

Inadequate Space to
Lift Large Vehicles



Roof Leaks, Failing
Insulation, and Likely Mold
Contamination



Unsafe Storage Areas

Flammable Storage



General Storage



Overcrowded Storage Areas

**Fluid Storage
Room**



Mezzanine Storage

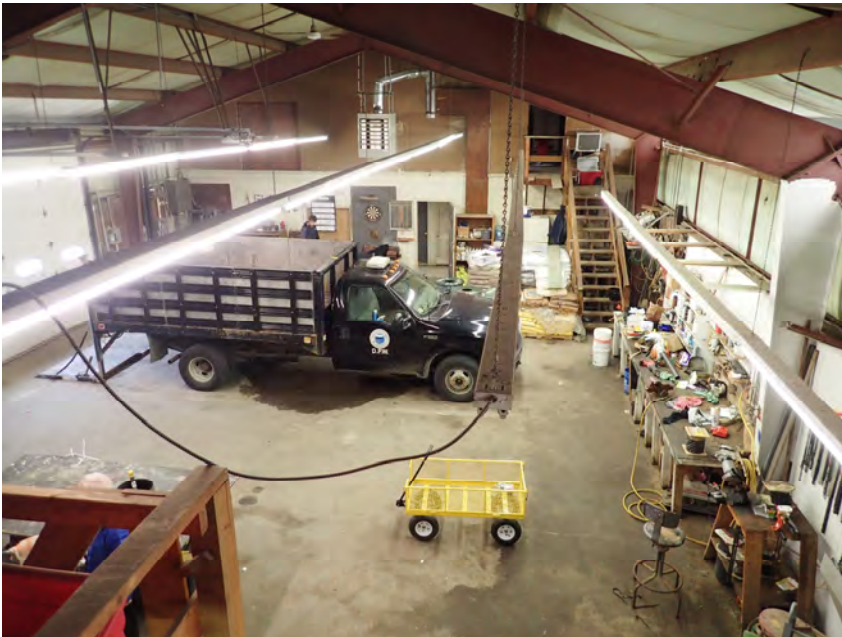


Tire Storage



Vehicle Storage Garage and Shops

- Inadequate Ventilation
 - No Fire Suppression System



- Leaking Roof



Inadequate Storage Facilities

Satellite Storage – Tom Nevers Field

Failing Interior



Rusted/Failing Exterior

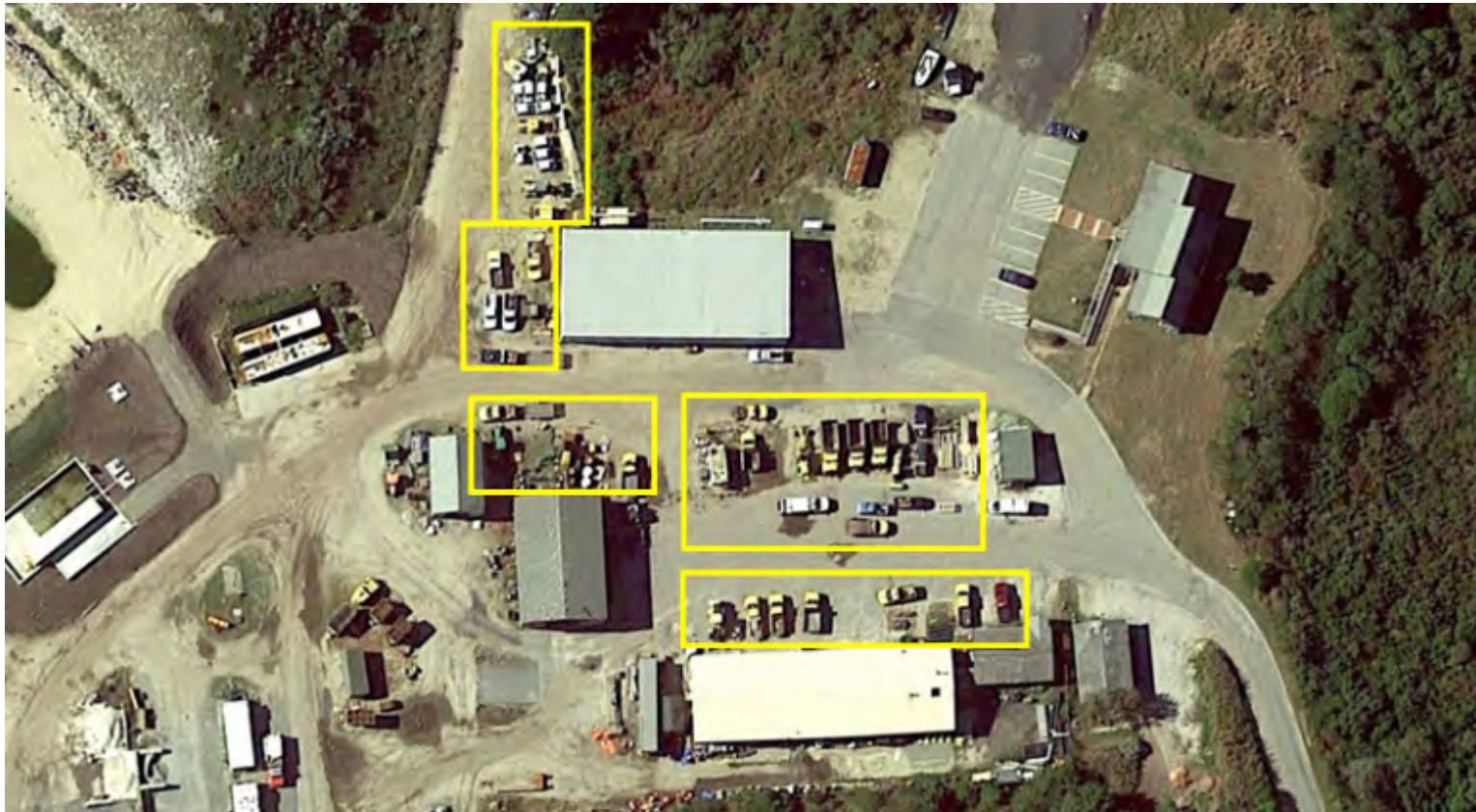


Inadequate Employee Facilities



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Public Works Facility

Outside Storage of Vehicles/Equipment



Wash Bay Needed

**Help Prevent
Rusting
Equipment**



DEP Compliance



New Fuel System Needed

**Overall
View**



**Rusted/Aging
components**



**Diesel Fuel
Not Working**



Town of Nantucket
Public Works Facility

New Salt Storage Building Needed

Wood is Rotting/Failing



Side Walls Are Failing



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Original vs. New DPW Program

2017 Program:

- 26,265 - 33,612 SF
(4 versions)
- 5 Divisions
- 25 Full Time Staff
- 5 Future Staff
- 30 Staff Total

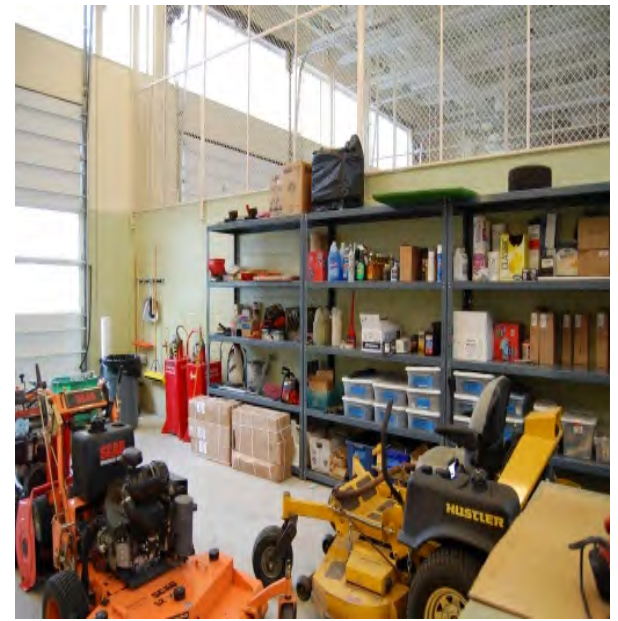
Current Program:

- 56,946 SF
- 8 Divisions
- 33 Full Time Staff
- 14 Future Staff
- 10 Seasonal
- 50 Staff Total

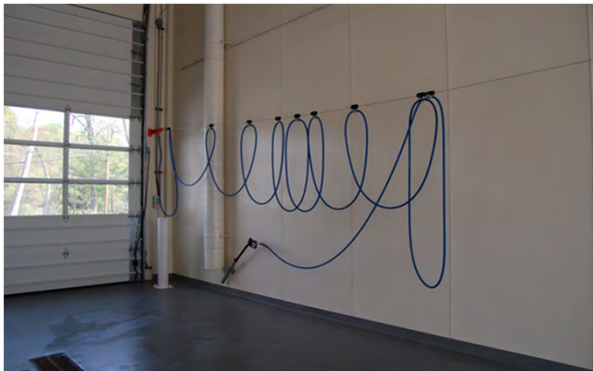
Added Facilities Contracts, Maintenance and Solid Waste Divisions

Town of Nantucket Public Works Facility





Town of Nantucket Public Works Facility



Town of Nantucket
Public Works Facility

Completed Facility Examples



Benefits of a New Facility

Town of Nantucket Public Works Facility

Benefits of a New Facility |

What will an improved / code compliant facility do for the DPW & community.....

- Facility located in an area that is resilient to flooding over the long term
- Central location will allow faster response times and more efficient operations
- Code compliant and safe work environment for Town employees
- Protect the Town's multi-million dollar investment in vehicles and equipment
- More efficient work space
- Eliminates the need to invest money (band-aids) in the existing substandard facility

