

SENIOR CENTER COMMITTEE MEETING 1/13/2020

LOCATION: COMMUNITY ROOM, NANTUCKET POLICE STATION, 4 FAREGROUNDS RD.

Attendance: Peter Schaeffer, Julie Fitzgerald, Randy Wight, Vanessa Larrabee, Dawn Hill-Holdgate, Nat Lowell

Staff: Laura Stewart, Taylor Hilst, ken Beaugrand

Guests: John Caitlin, Adam Davis

Meeting called to order with a quorum present at 1:20 PM

Announced the meeting is being recorded

Approval of agenda, 1<sup>st</sup> and 2<sup>nd</sup>

Approval of minutes from 12/30/19, 1<sup>st</sup> and 2<sup>nd</sup>

Julie Fitzgerald stepping down as chair as 31 Faregrounds Rd. is a potential conflict

Vice Chair, Randy Wight will act as chair

Questions will be answered after the presentation at the microphone

Introduce, Taylor Hilst, new Human Services Director as of 1/30/19

Report on VFW property-Crowberries and conservation restriction so little land available

John Caitlin and Adam Davis's (Goldsmith Architects) report: expansion of last report

New construction option:

Address programming and estimated cost

John went through the programming spaces

Added built out basement to this project

18,000 sq. ft. total, including basement.

7000 sq. ft. basement, 1<sup>st</sup> and 2<sup>nd</sup> floor

\$14,928,000 construction cost

\$746,000 owner's contingency, usually 5% with new construction, higher with a renovation

18-20% soft cost of 2 million

2% - 5% design contingency until winter of 2021

\$18,751,112 total

Fitness in basement with other meeting rooms with light wells

Main floor 10,000 sq. ft.

Check in area and coffee area with small patio

Multi-purpose room with stage can be split into two spaces: 1/3 & 2/3 spaces

Can put indoor pickle ball in this room

Library/lounge quiet space opens-up to covered patio

Commercial kitchen

4800 sq. ft. second floor

Open game room, lg. class room that can be divided

Sherburne Commons: 2 sites

Scheme 1

Back option requires land acquisition

Off Miacomet Rd.

Come in through the back of Sherburne

Put buffer between site and Sherburne

Parking for 100 cars

Scheme 2

Same but road through parking lot with over flow parking

Scheme 3

No land acquisitions

Less parking and some parking farther away

Front option off South Shore Rd.

Direct access without interfering with Sherburne

With exit using Sherburne exit

Option of overflow parking or pickle ball courts

31 Faregrounds:

Problem is only 55 parking spots

2 options: building in front, parking in back

Building in back with parking in front, could screen parking

3 things centers offer: nutritional site, physical exercise & socialization

2<sup>nd</sup> story with stairs with 6" risers for stealth exercise and café for socialization

Folger Farm:

Stunning property

Needs to meet ADA requirements

15,000 sq. ft. total building space, Net usable sq. ft 11, 397

Might be able to add 3000 sq. ft. to basement

\$450 sq. ft. for renovation construction, on the thin side

Owner's contingency of 10%, renovations are tricky

\$7,672,000 total construction cost

Needs to be brought up to ADA code: needs to be fully sprinkled,

Billy interrupts: issue with expense and what he is prepared to do, if numbers hold doesn't see this happening for the town. He will incur grading cost.

Early phase feasibility study

Nantucket is unique as it is much more expensive here

Issue with Folger is changing residential to municipal building

ADA code gives a lot of exceptions for ADA because it is existing building

Does not include property acquisition

Can't do private renovation with anticipation on selling it for municipal use

14,400 sq. ft after adding the 3000 sq. ft

\$835/ft. construction

Larger net sq. ft. on new build

Issue with barn is 4 large columns for open space rooms, it's built as a barn

85 people upstairs in barn

Can't fit all programming in Folger Farm, commercial kitchen is tough in Folger Farm

Julie mentions there is no pool in the senior center, there is an open permit for one on the property

Wonderful walking trails

difference from first floor down to barn is 8' 9"

Billy feels wasting towns time. He feels uncomfortable.

John needs to go through his presentation. He and Katie had one vision and turning into something else.

Important for the people to hear John Caitlin's report

7'2" floor to floor says Billy.

Dawn is nervous amount numbers to bring to Town meeting.

Senior population in winter over 55 is 3500, 10% is 300 people for a multi-purpose room

Can't expand a multi-purpose room

Series of increments drops in level's so parking might be sloped

Columns in middle of big rooms is not the best

House is a beautiful residential space but for a senior center it presents a lot of challenges

Take out elevator because not for public use & doesn't count as emergency egress

Town offices need to be ADA compatible

Wood frame building needs to be fire non-combustible, don't allow 3 story wood frame building for this use

Adam pros: Beautiful, Tangible, Walking paths

Cons: residential, conservation restrictions, can't add anything like pickle ball court. Can go back to conservation.

Commercial code: add sprinklers, commercial kitchen, bathrooms all around, multiple level changes

Conservation commission says property can't be used for anything other than residential so another hurdle

Infiltration of air is important in new buildings so would have to ventilate this building. A new building would be very efficient. Need energy recovery system, less expensive over 30 years.

Real cost isn't building the building but running it over time.

Concludes the presentation

Take a break at 2:30 PM

Meeting resumes at 2:34 PM

Questions from the committee to John:

Dawn Hill-Holdgate: Compare price for programing in existing structure vs. same programing in free build? John would have to get that amount to the committee.

Finished basement cost \$550/sq.ft.

Unfinished basement costs \$250/sq.ft.

Once the center gets going it will be over-subscribed so use the expansion in the basement

Julie Fitzgerald: multi-purpose room over the barn holds 85 people? If move bathrooms can fit 90 people.

4000 sq. ft. we can't use in Folger Farm? Higher % of circulation space than if building from scratch

Big Room at the VFW holds 180 people at tables just for comparison (32 X 84) just for comparison

Randy Wight: quite a few people think we don't need a 200 person room

John Caitlin says building to future population not the current population

Nat Lowell: thinks we are over complicating things because it is more complicated than before

A lot more hurdles to go through, Town Meeting and voters

A lot of things can be juggled at Folger Farm to make it cheaper

No other building on the island that is available

John Caitlin needs a lot more feedback from the committee and the community

John has worked with Sandwich since 2003 and the center just got approved

When it goes to town meeting there will be hard numbers and good renderings

If doing new construction need to pick a site, John won't say what the site is but if you call him next week he will tell you.

Randy mentions that some centers have taken 8-10 years to pass

Dawn Hill-Holdgate thinks should focus on 2 sites: Folger Farm and new build on Sherburne on South shore Rd. and revisit wish list

Vanessa Larrabee concerned about security-buzzed into schools, hospital etc.

John says only one entrance in senior center controlled by reception

Public comment:

Joe Aguiar: what about an adult day care? When will seniors be able to use new senior center? Pool can be used for re-hab.

Peter Schaeffer: adult day care is being addressed and pool isn't being discussed

John Caitlin says 3 years after passing to get center open

This will be tabled until October Town Meeting

Bill Grieder: Town Meeting is easy part, hard part is ballot, scale back scope, downsides of Sherburne & Faregrounds has huge traffic issues

Marcia Aguiar: discontinued teen center and adult day care-desperately need senior day

Julie Fitzgerald: don't want to end up with a compromised center, concerned about Folger Farm property: Halls and stairways, lack of sight lines, people get lost, have to see programs, need direct roots

to get places, need to consider future cost and maintenance, parking. Need to provide seniors with appropriate space. Wants feedback from the public.

Kathy Ward: recommend a new build to have programming we want, summer is too crowded at the Saltmarsh

Kathy Grieder: adult day care is eminent

John Caitlin: no certified adult day care with any center he has built, some has non-formal adult day care center, want to keep certified adult day care separate and isolated

Randy thanks John Caitlin and Adam Davis

Handouts available at the Saltmarsh

Dawn Hill-Holdgate: We are not comparing apple to apples

Ken Beaugrand: committee should determine which programs are critical and how they fit into 2 properties and find the costs

Dawn Hill-Holdgate: don't think ready for January Town Meeting, concerned with \$20 million price tag

John Caitlin says program spaces should be open to the outside and basement used as meeting rooms not class rooms

Dawn Hill-Holdgate sees a number for an all-in budget is \$12 million which is a 9000 sq. ft. building

Summer population uses the senior center but don't have that number

As shrink the building not saving the sq. ft. price because still building the bathrooms, kitchen and mechanical rooms

John Caitlin learned a lot from this meeting

Kathy Grieder: 13,000 residents on Nantucket, 4230 are 55+, 31%

Jean Grimmer: according to Nantucket data platform 40,000 residents in summer, 17,500 year-round residents

Dawn Hill-Holdgate: worried about price tag 1<sup>st</sup> Put on warrant 2<sup>nd</sup> Get to Town Meeting 3<sup>rd</sup> Get to ballot

Some part time residents here are registered to vote here

Want to try to reach all senior population to educate before go to the ballot

Use FAQ's to pass out to educate people

John Caitlin: use Constant Contact to get a survey out to community, seniors have passed by school children, number wise

Jean Grimmer: What is the annual operational budget, discuss staffing

Next Meeting Tuesday, January 21, 2020 at 1:00PM, meeting room TBD.

Adjourn at 3:50 PM

