



Our Island Home – New Facility Frequently Asked Questions

As of November 2, 2015

1. Why do we need a new facility?

- a. The existing building is 35 years old and has outlived its useful life. Most of the systems and infrastructure date back to the original 1980 construction and are in need of replacement.
- b. The care model for skilled nursing has radically changed from the institutional setting of the 1980's to a home like "small house" model where residents have more choice and control over their care. This new model has proven to provide a higher quality of life to residents and their families.
- c. The "small house" model requires grouping patients in discrete "houses" comprised of 10-15 private rooms each with individual bathrooms. In addition to the resident's rooms each house includes a kitchen, dining room, living room, activity space and garden/outdoor space. The existing OIH building does not lend itself to conversion to the "small house" model.

2. Why does the existing facility have to be moved?

- a. The existing site is too small to support the new care model. A 45 bed facility requires 45,000 sf. The existing building is 22,000 sf. This is less than half the required square footage. The current site is already inadequate in terms of parking and site support space. Outdoor space is limited to a single shared patio. The existing site cannot support a larger building footprint.
- b. During storm surges this property is vulnerable to flooding. Given climate change and sea level rise, the existing site location will be subject to strict FEMA Flood Mitigation requirements given its proximity to the wetlands and shore, increasing the cost of developing the site.

3. Can we renovate the existing building and stay on the current site?

- a. Renovation of the existing facility, while fully occupied, would cause significant disruption to the frail, elderly population living in the building. Construction would have to be phased over many years increasing the cost of construction.
- b. The existing infrastructure is not worth maintaining and expanding. Systems are antiquated and require replacement. The building configuration does not convert to the new care model without significant demolition and replacement.
- c. There are no savings to be gained from renovating the existing building. The site will not adequately support the size of the new building footprint and care model.

4. What other sites have been reviewed, besides Sherburne Commons and why is that deemed the best site?

In addition to the existing Our Island Home site, other properties were evaluated for the development of a new Our Island Home facility. The Wannacomet Water Company property was evaluated but was not recommended due to the potential adverse impacts of development over primary aquifer/recharge zones. The property at 2 Fairgrounds Road was evaluated as well, but is not recommended as the site is currently being planned to support not only the public safety and fire station, but also potentially town administration functions. Also, a significant portion of the property along Ticcoma Road and Amelia Drive has been previously considered for the development of housing.

The Sherburne Commons site was evaluated, including both the east and western portions of the property. With existing multiple 20” diameter sanitary sewer force mains and existing Sherburne Commons staff housing, the eastern portion of the site becomes costly and impractical to develop. With the acquisition of a portion of the abutting Land Bank property and the conclusion of the archaeological investigation of the previously identified site, the western portion of the site fronting on Miacomet Road appears the most feasible.

5. Is Our Island Home going to be integrated with Sherburne Commons?

The conceptual site development does not provide for a way to effectively integrate the two facilities. There are also different regulations that govern the two facilities. Different

operational needs as well as the current structure of ownership and management of the two facilities do not provide for an effective formal integration. Further discussion between all parties can explore options to share or coordinate on-going operations, maintenance, and other needs.

6. If Article 4 on the November 9, 2015 Special Town Meeting warrant is approved, does that mean OIH will definitely move to Sherburne Commons?

The article seeks to appropriate funds to continue design and programming for a new facility. It does not specify location. The Finance Committee Motion to the article recommends borrowing one million dollars (\$1,000,000) for this purpose. This request was approved at the 2015 Annual Town Meeting, however, due to a technical error the approval was invalid. The article and motion was corrected and added to the Special Town Meeting to continue the work currently being done.

7. How big is this new facility going to be?

The new facility is anticipated to follow today's programming benchmark for the "Small House model" nursing facility and requires between 800 - 1,200 square feet per resident bed. This equates to about 45,000 square feet for the new facility, with the current 45 beds.

8. How much is this new facility going to cost?

A current estimated project cost for a new 45,000 square foot facility is approximately Thirty Million Dollars, including construction costs, design and engineering costs, contingencies, and other miscellaneous project costs. The costs will be more fully detailed as the feasibility study and design progress.

9. What would happen with the land Our Island Home is on now?

The expectation would be to convey the current land to the Land Bank. This will leave the site open for the public to enjoy. It is possible that the conveyance could involve an amount of payment which could potentially be used to offset the project costs.

10. Why can't we leave Our Island Home where it is and just repair it when repairs are needed?

As previously noted in the feasibility report, the condition of the existing facility is significantly deteriorated and systems are beyond their useful life. All the rooms in the existing facility will require major renovation to bring them up to current code. It is important to note that the facility is currently fully occupied. Any expansion of this

magnitude will require multiple phasing over many years and will be highly disruptive to patients and their families.

11. What will happen if we do not do this project?

There has been increasing pressure from the state Department of Public Health for the Town to properly and in a long-term manner address the aged systems, overall physical condition, limited resident space and inability for the facility to meet certain building and life safety codes. Minimal citations have been issued over the past few years due to the understanding that discussions were underway to build a new facility that would meet the growing needs of the residents as well as the current nursing home facility building codes. Failure to move on this project will likely require additional capital improvements to the current facility to meet codes but provides no enhancement to the lives of the residents themselves. Potential fines and penalties could be sanctioned until the necessary upgrades and improvements are made. Some of these (such as upgrading the aging plumbing and electrical systems) will not be possible without closure of the facility for a period of time, which would necessitate the relocation of residents.

12. What will the facility look like?

The proposed facility will be a single-story facility, replicating many of the features and current architectural treatment details of Sherburne Commons.

13. Could there be a second floor to make the building fit on the current site?

Increased, ongoing operational and staffing costs that would be required if the facility is constructed as a multiple floor facility make that option not economically practical.

Prepared by Town Administration. Subject to revision.