



2015 APRIL

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TOWN BUILDING STUDY

AUGUST 2015

OCT 2015

JAN 2016

MARCH 2016

SITE ASSESSMENT

PROGRAM DEVELOPMENT

SCHEMATIC PLANS

PROGRAMMING

ADJACENCY DIAGRAMS

SITE CONCEPT

REFINEMENT

USER SURVEYS

CONCEPT PLANS

BUDGET PROJECTIONS

FACILITIES
CONDITION
ASSESSMENT



ADMINISTRATIVE FUNCTIONS DISPERSED

ALL BUILDINGS NEED INVESTMENT

NOT ALL INVESTMENT WILL MAKE A POSITIVE RETURN

37 WASHINGTON -

0 - 10 YEARS: \$410,000 0 - 20 YEARS: \$460,000

2 BATHING BEACH ROAD -

0 - 10 YEARS: \$100,000 0 - 20 YEARS: \$160,000

PLUS BUILDING -

0 - 10 YEARS: \$1,000,000 0 - 20 YEARS: \$1,700,000

TOWN BUILDING -

0 - 10 YEARS: \$1,900,000 0 - 20 YEARS: \$5,600,000

TOTALS: 0 - 10 YEARS: \$3,410,000 0 - 20 YEARS: \$7,900,000

**FACILITIES
CONDITION
ASSESSMENT**



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**FACILITIES
CONDITION
ASSESSMENT**



**FACILITIES-RELATED IMPEDIMENTS TO
EFFECTIVE TOWN ADMINISTRATION**



LOCATION:

FIVE BUILDINGS

1/2 MILE TO 37 WASHINGTON ST.

1.6 MILES TO PLUS

4 MILES TO DPW

SERVICE:

CUSTOMER CONVENIENCE

PUBLIC PERCEPTION

CIVIC REPUTATION

ECONOMICS:

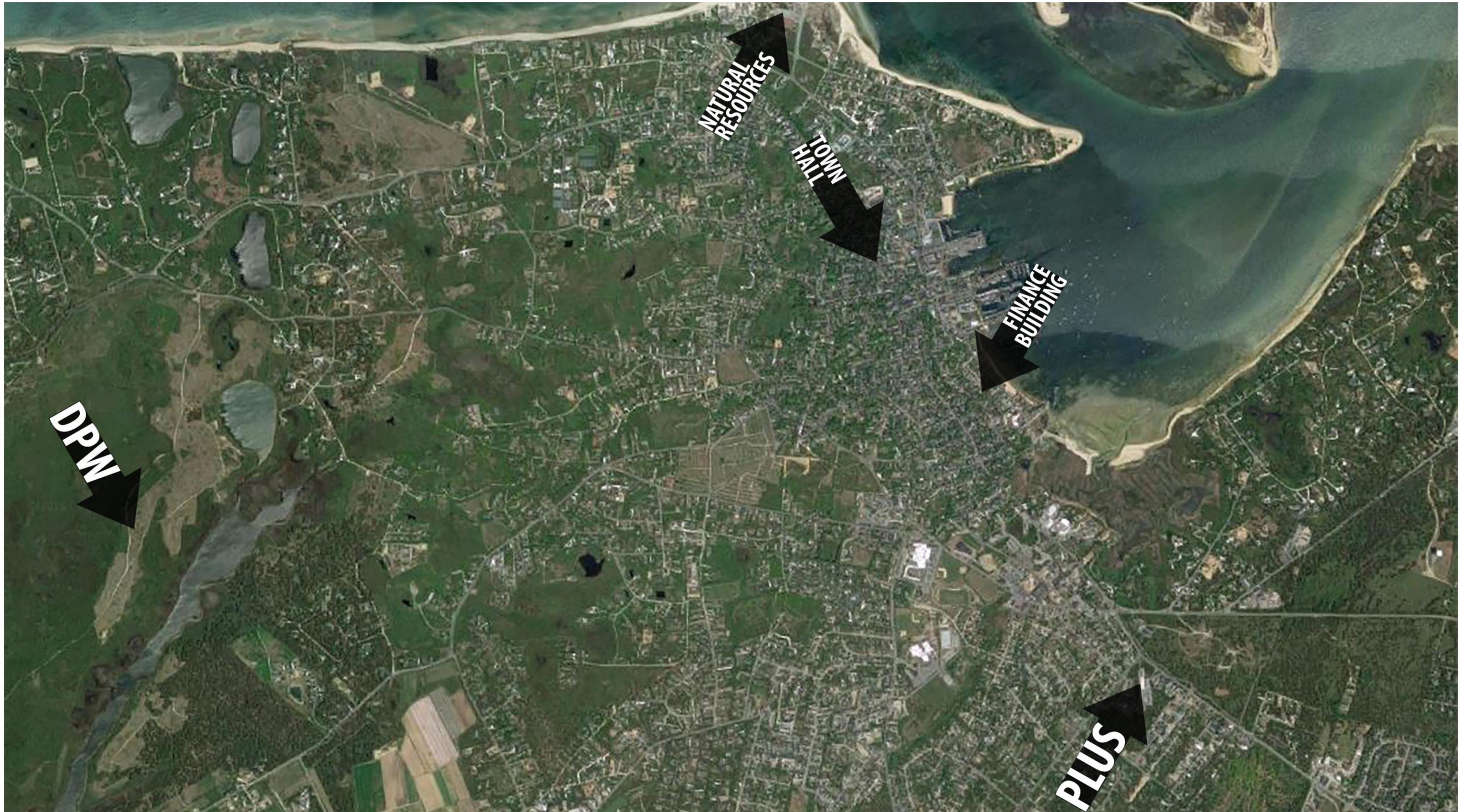
MAINTENANCE COSTS

OPERATING COSTS

NO ROOM FOR GROWTH

SPACE NEEDS





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CURRENT BUILDING USAGE

CURRENT ARRANGEMENT ~ 15,050 NSF OF TOWN SPACE

TOWN ADMINISTRATION: 16 BROAD STREET

~ 5,000 NSF OF TOWN ADMINISTRATIVE SPACE

PLUS: 2 FAIRGROUNDS ROAD

~ 4,500 NSF OF ADMINISTRATIVE SPACE

DPW ADMINISTRATION: 188 MADAKET ROAD

~ 600 NSF OF ADMINISTRATIVE SPACE

NATURAL RESOURCES: 2 BATHING BEACH ROAD

~ 700 NSF OF ADMINISTRATIVE SPACE

FINANCE DEPARTMENT: 37 WASHINGTON STREET

~ 4,250 NSF OF ADMINISTRATIVE SPACE



LLB	Town Office Building <i>Nantucket, MA</i>	
	Department: Finance	Room FD-1
PROGRAM DATA SHEET	ROOM / SPACE:	Finance Director's Office
DESIGN DEVELOPMENT		
Quantity / Floor Area / Configuration:	1 @ 250 square feet	
Function / Activities:	Administrative, small meetings	
Floor Location:	Second Floor	
Adjacency Relationships:		
Ceiling Height:	10' - 0"	
Finishes: Floor:	Wood	
Base:	Wood	
Walls:	GWB - Painted, Exterior wall wood wainscot with storage	
Ceiling:	GWB painted	
Doors / Frames:	Wood, six panel, metal frame	
Hardware:	Privacy lockset, dead bolt	
Lighting:	Ceiling mount recessed LED, task lighting on desk	
Equipment / Furnishings:	(1) - 30" x 72" executive desk with return (1) - Executive Chair (1) - Computer (1) - Printer stand (1) - Trash Can (1) - Recycling Can (2) - 2 Drawer VF Cabinet (1) - 60" conference table (4) - side chairs	
Millwork	Exterior walls with wood bookcases & shelving	
HVAC Requirements	Ducted overhead heating, ventilation & A/C Operable windows with screens and horiz. Blinds	
Technology Requirements	Connect to server (1) - Telephone / intercom Video Conferencing Computer, printer Sound attenuation between this room and others is crucial	
Special Features / Remarks	crucial	
Signed:	Date:	

LLB	PROGRAM DATA SHEET	
	Department: Finance	Room FD-1
DESIGN DEVELOPMENT		ROOM / SPACE: Finance Director's Office
Quantity / Floor Area / Configuration:	1 @ 250 square feet	
Function / Activities:	Administrative, small meetings	
Floor Location:	Second Floor	
Adjacency Relationships:		
Ceiling Height:	10' - 0"	
Finishes: Floor:	Wood	
Base:	Wood	
Walls:	GWB - Painted, Exterior wall wood wainscot with storage	
Ceiling:	GWB painted	
Doors / Frames:	Wood, six panel, metal frame	
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Typeform

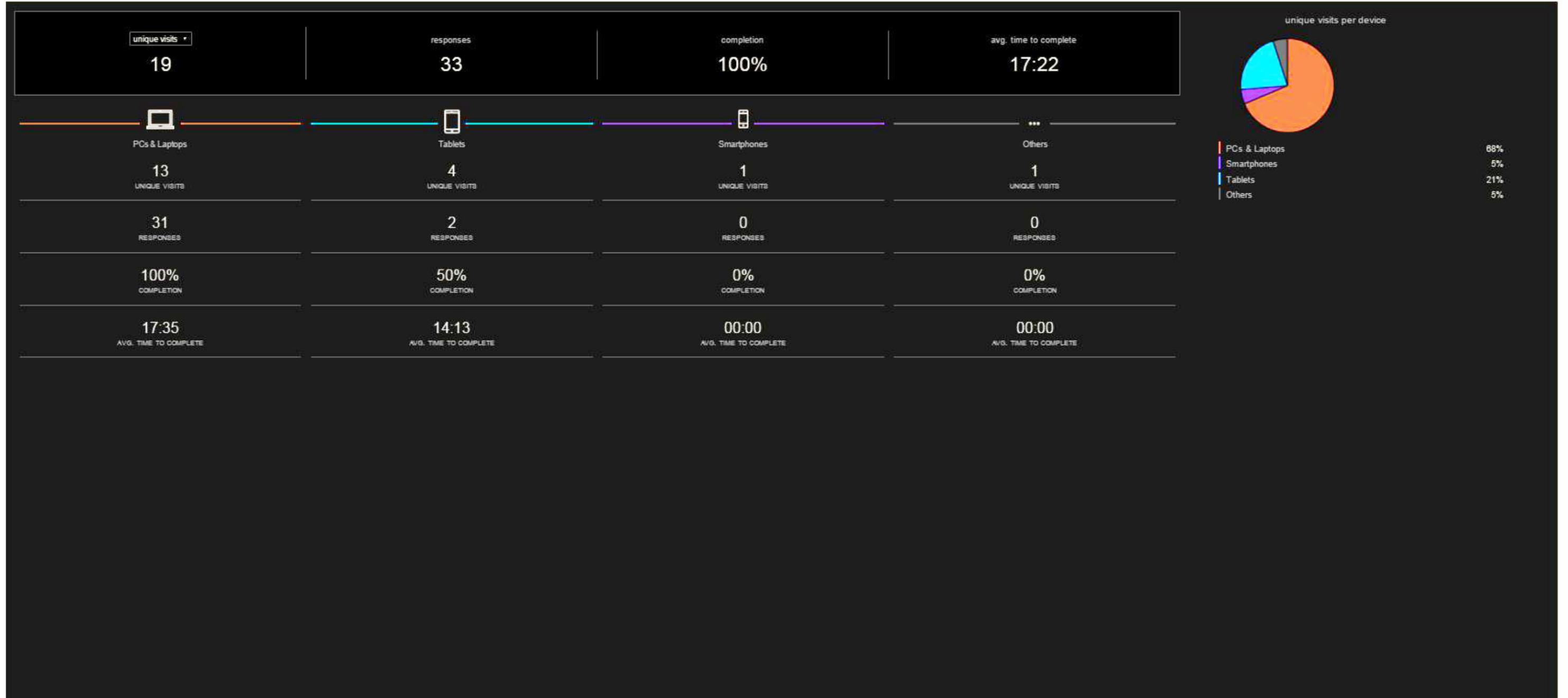
Upgrade

Help ?



Build > Design > Configure > Distribute > Analyze

View my typeform

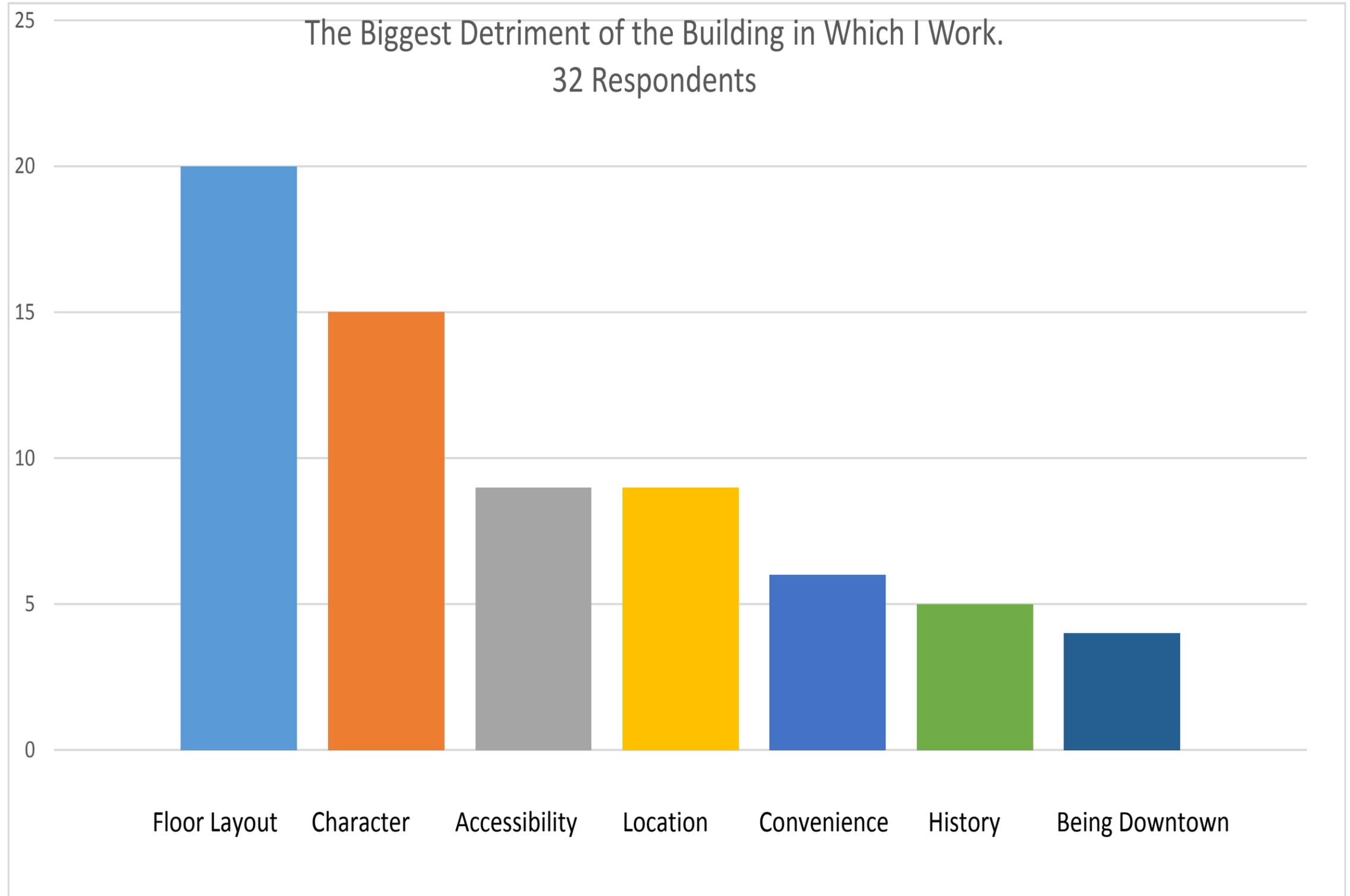


STAFF SURVEY

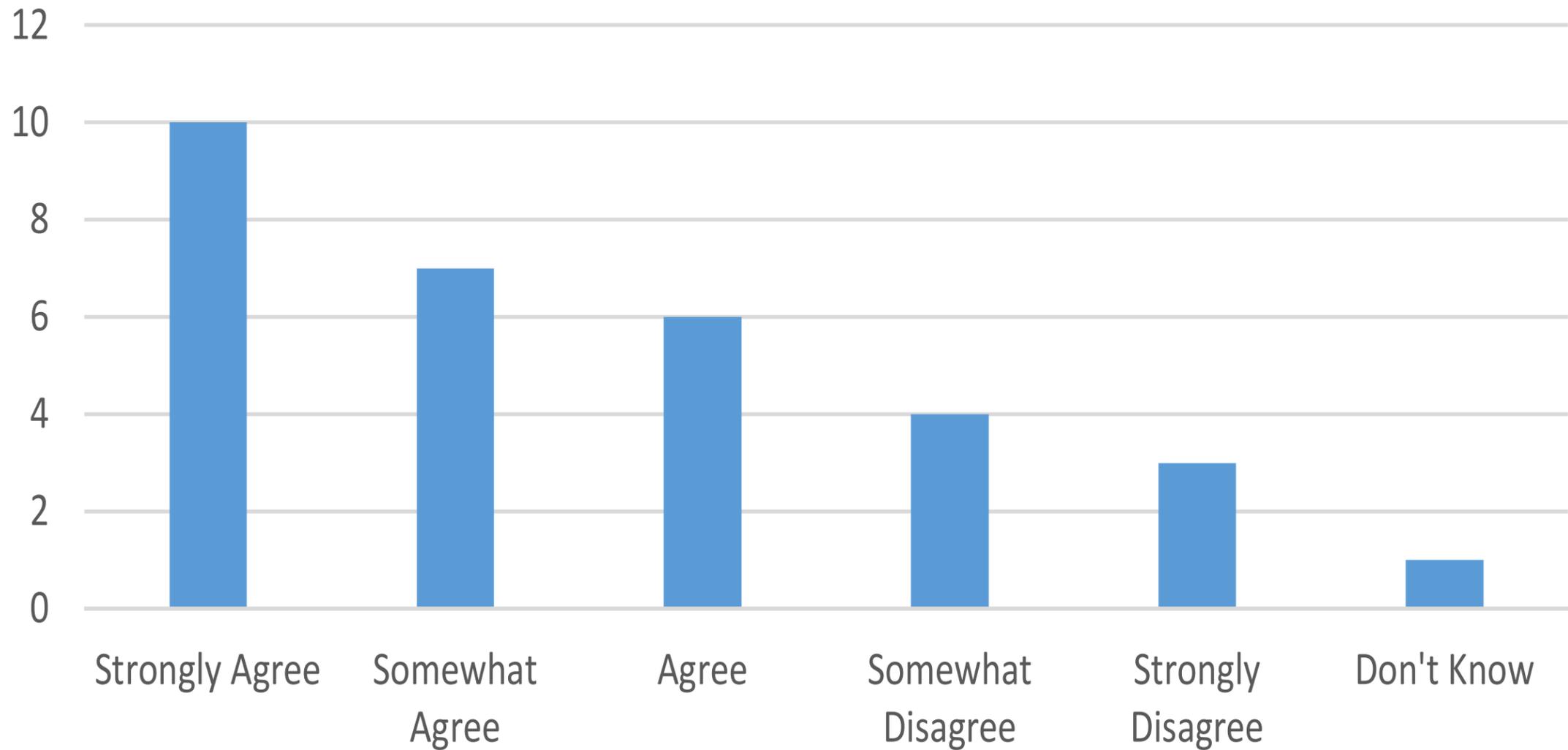
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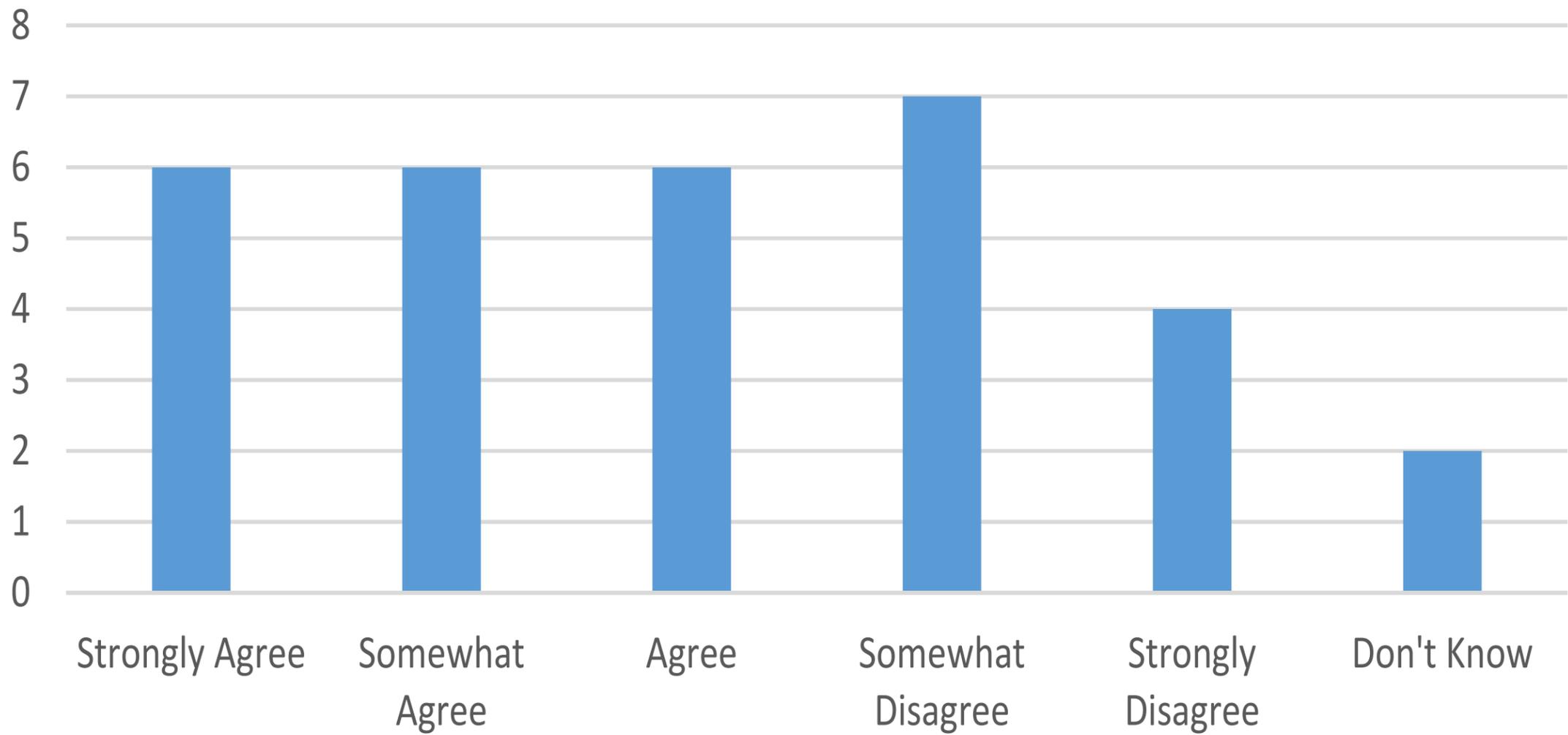


The Town Building is Symbolic to Residents - 31 responses

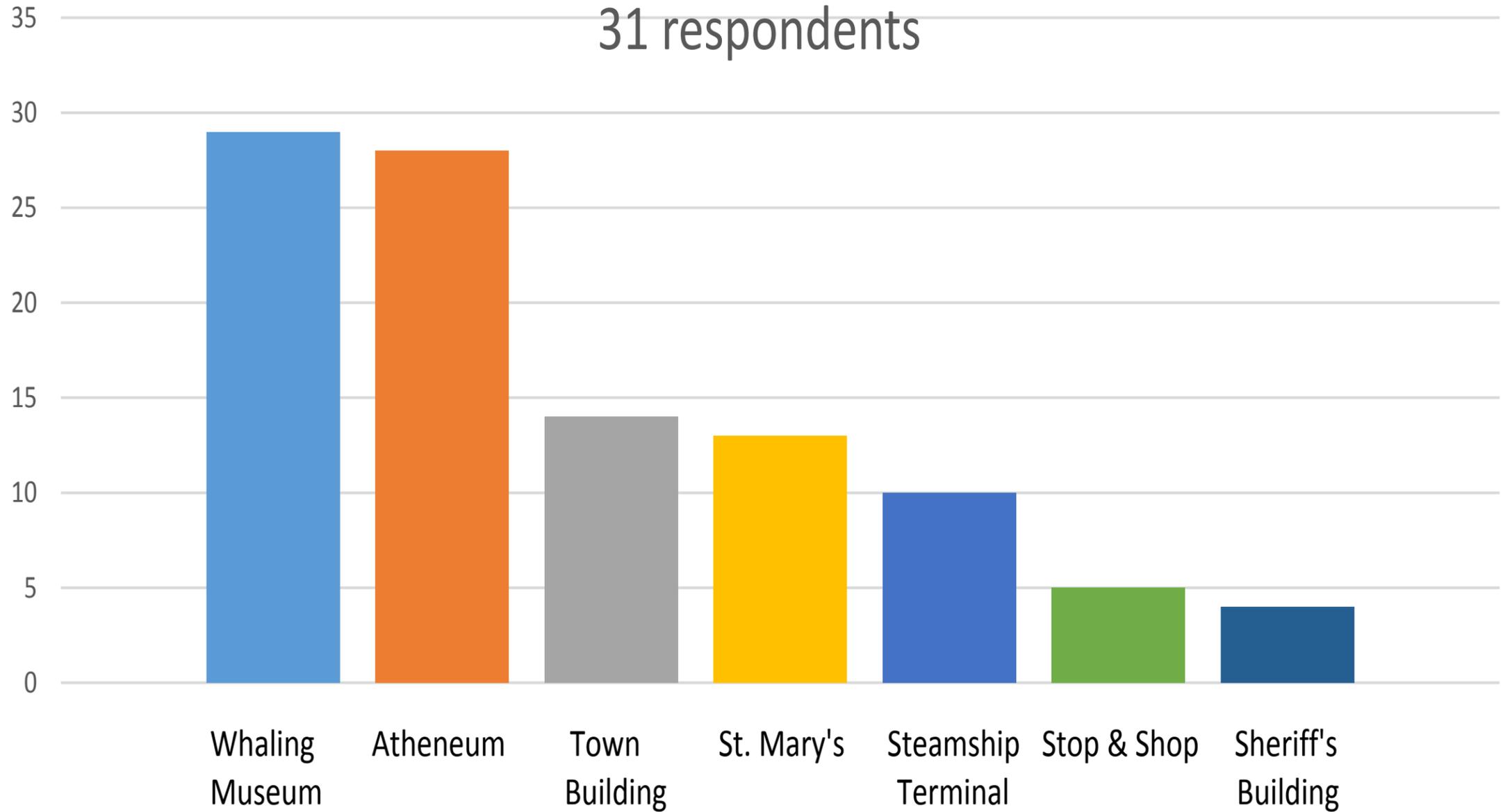


The Town Building is Symbolic to Visitors

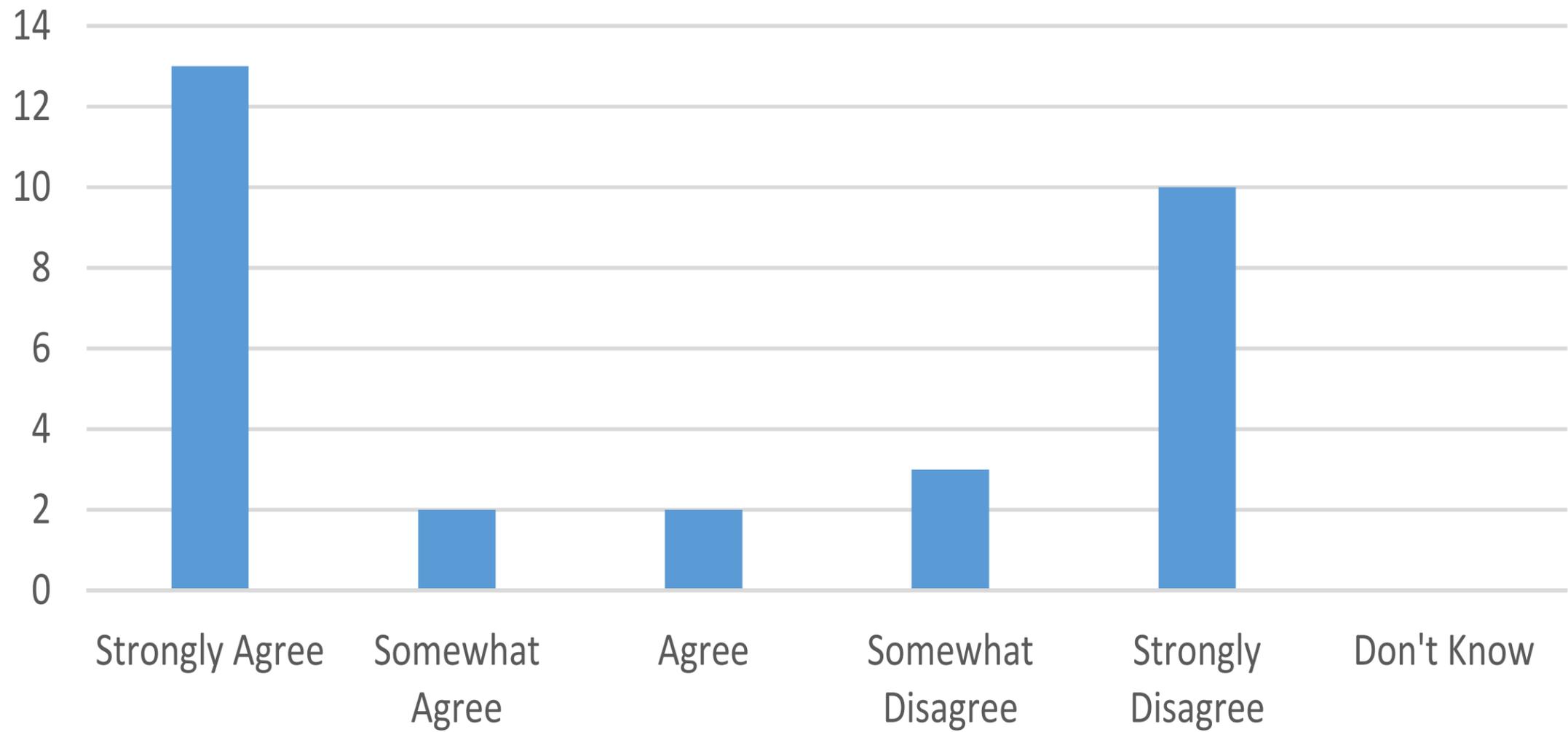
- 31 responses



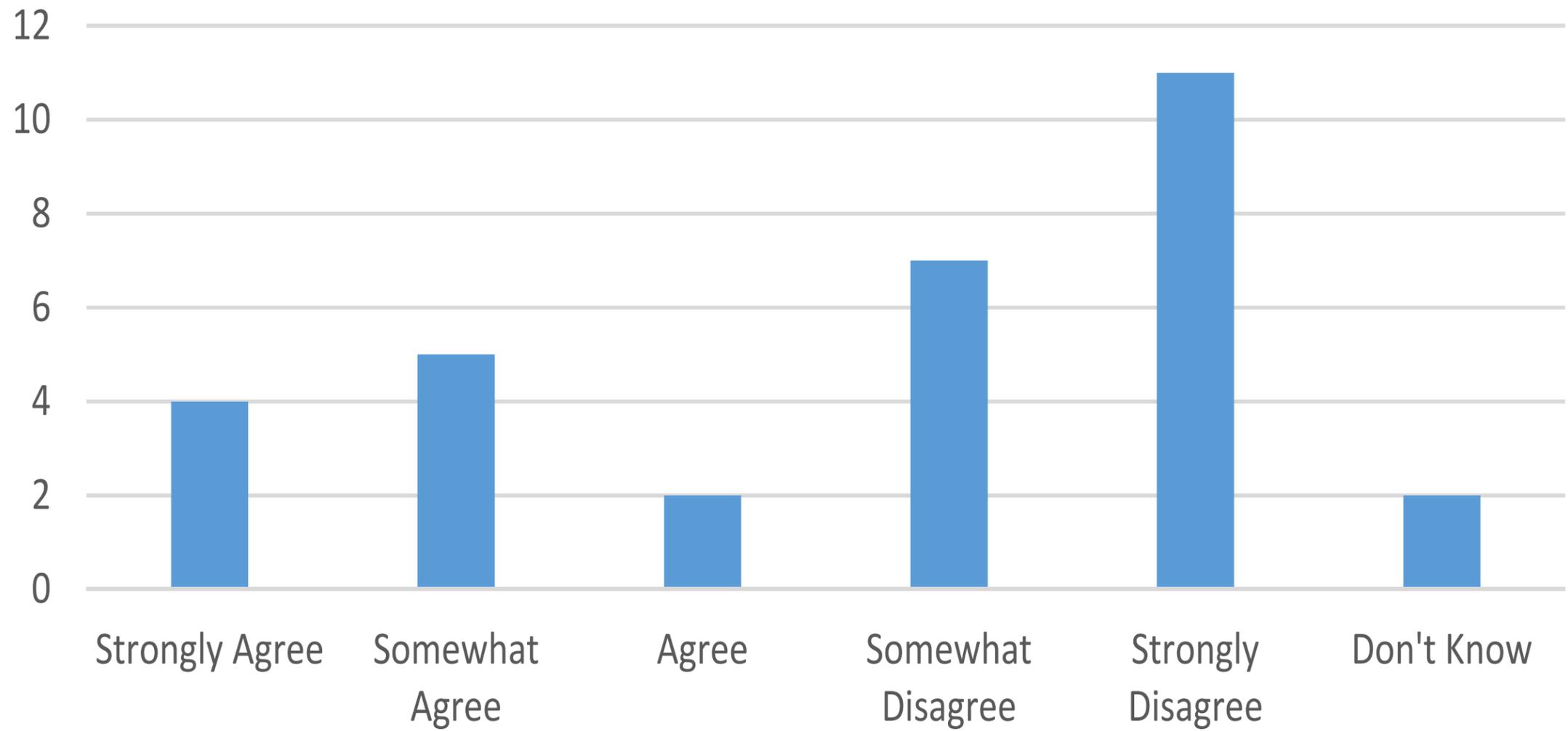
The Three Most Significant Downtown Buildings - 31 respondents



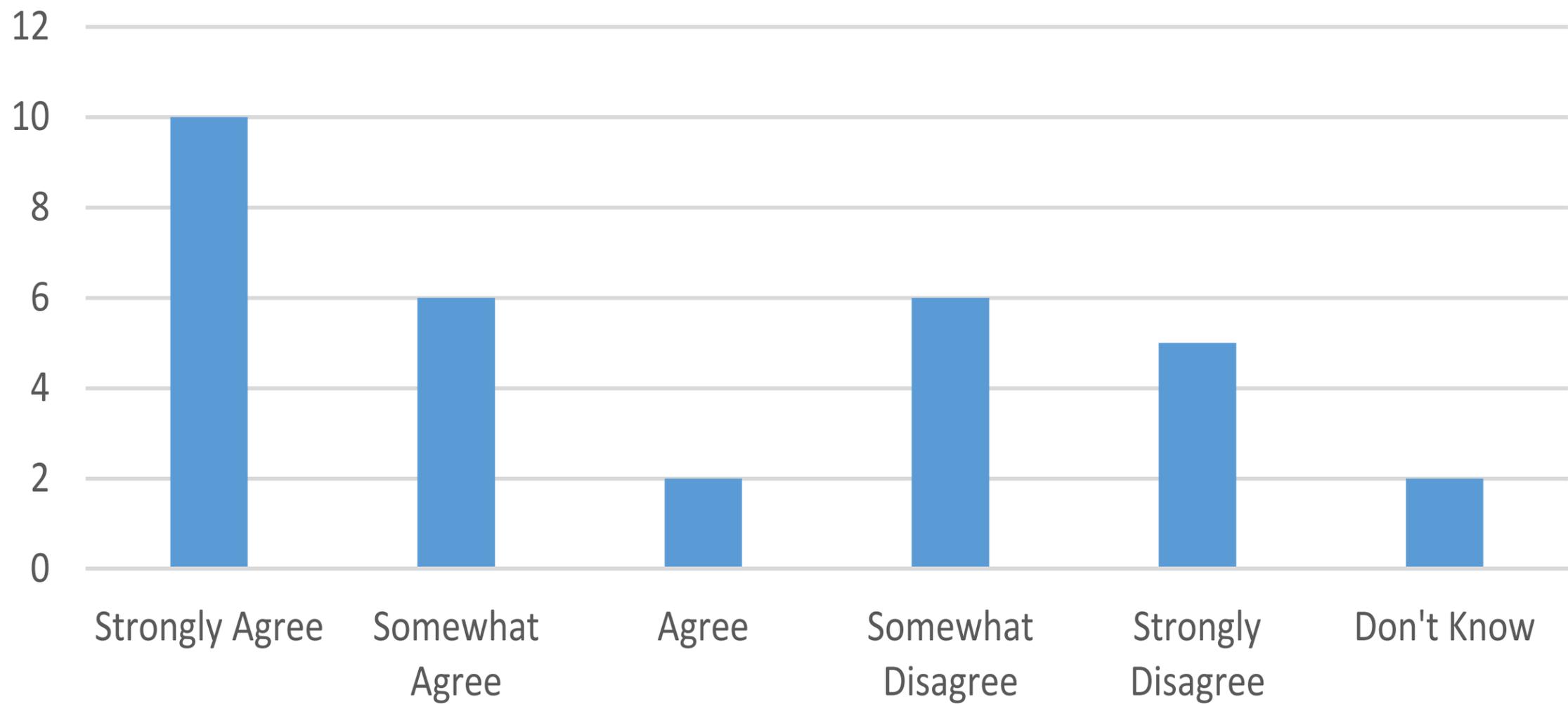
Town Building Could Move w/o Impact - 31 responses



Town Building Could Move Elsewhere But Stay Downtown - 31 responses

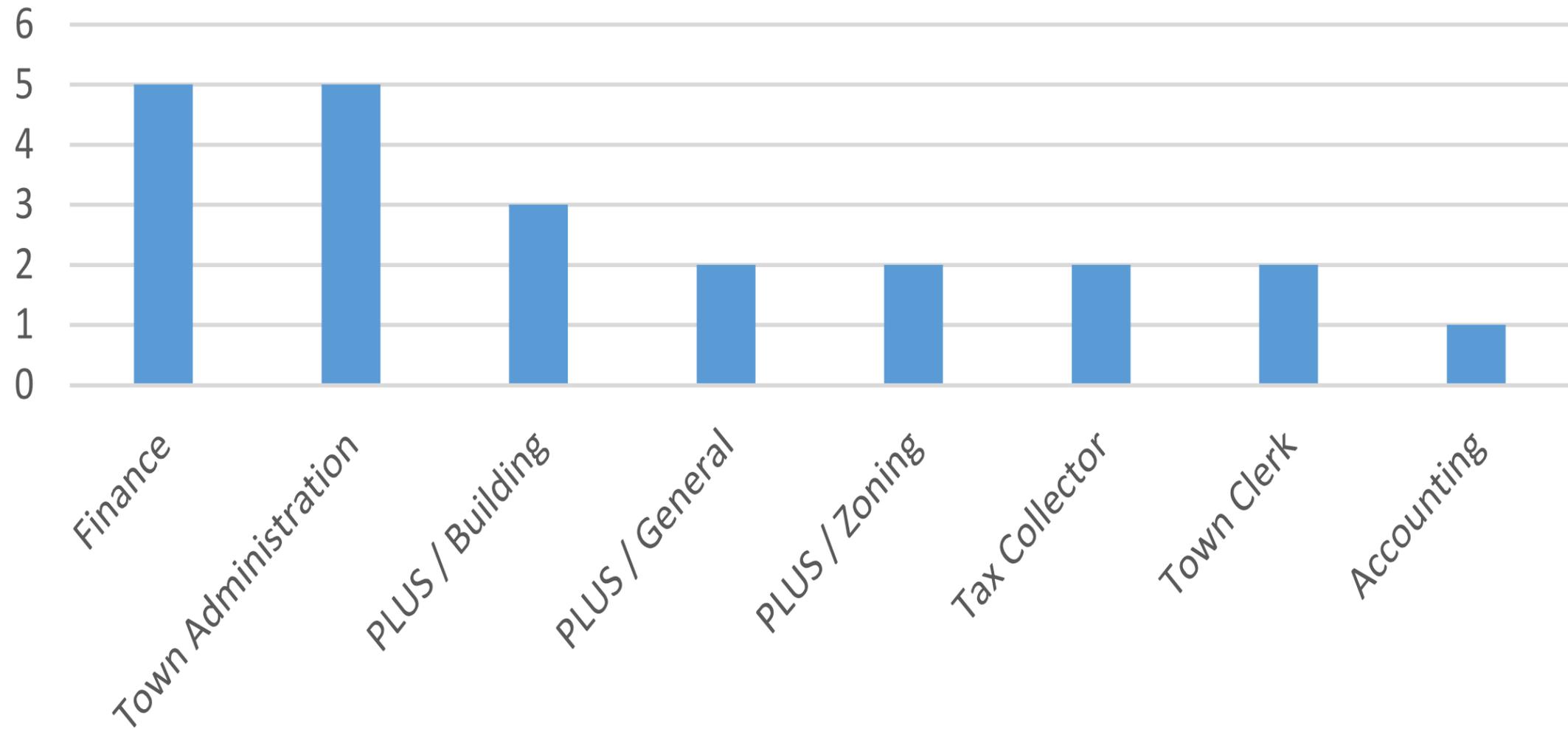


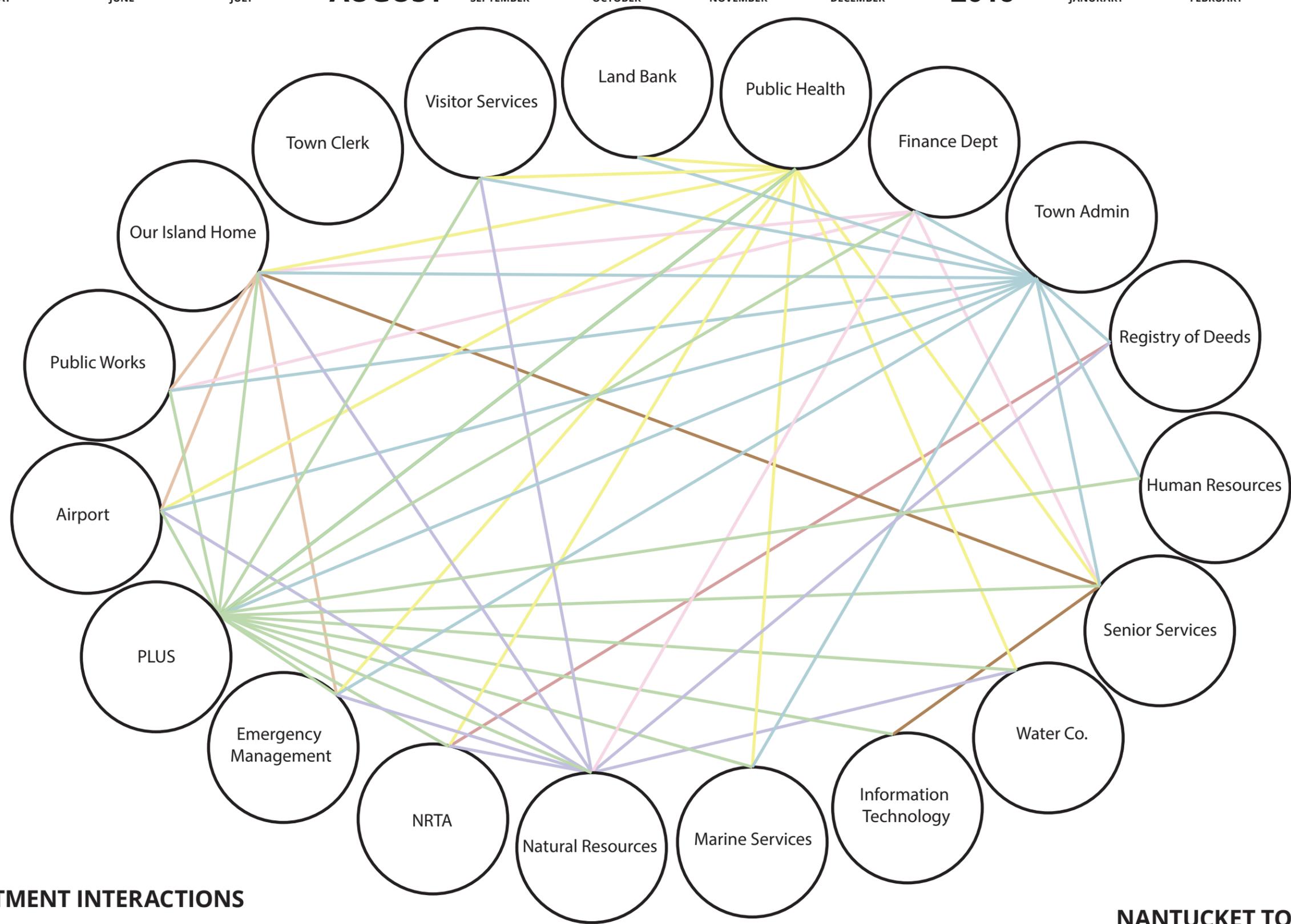
Town Building Could Move Out w/o Impacting Downtown - 31 responses



Distribution of Respondents

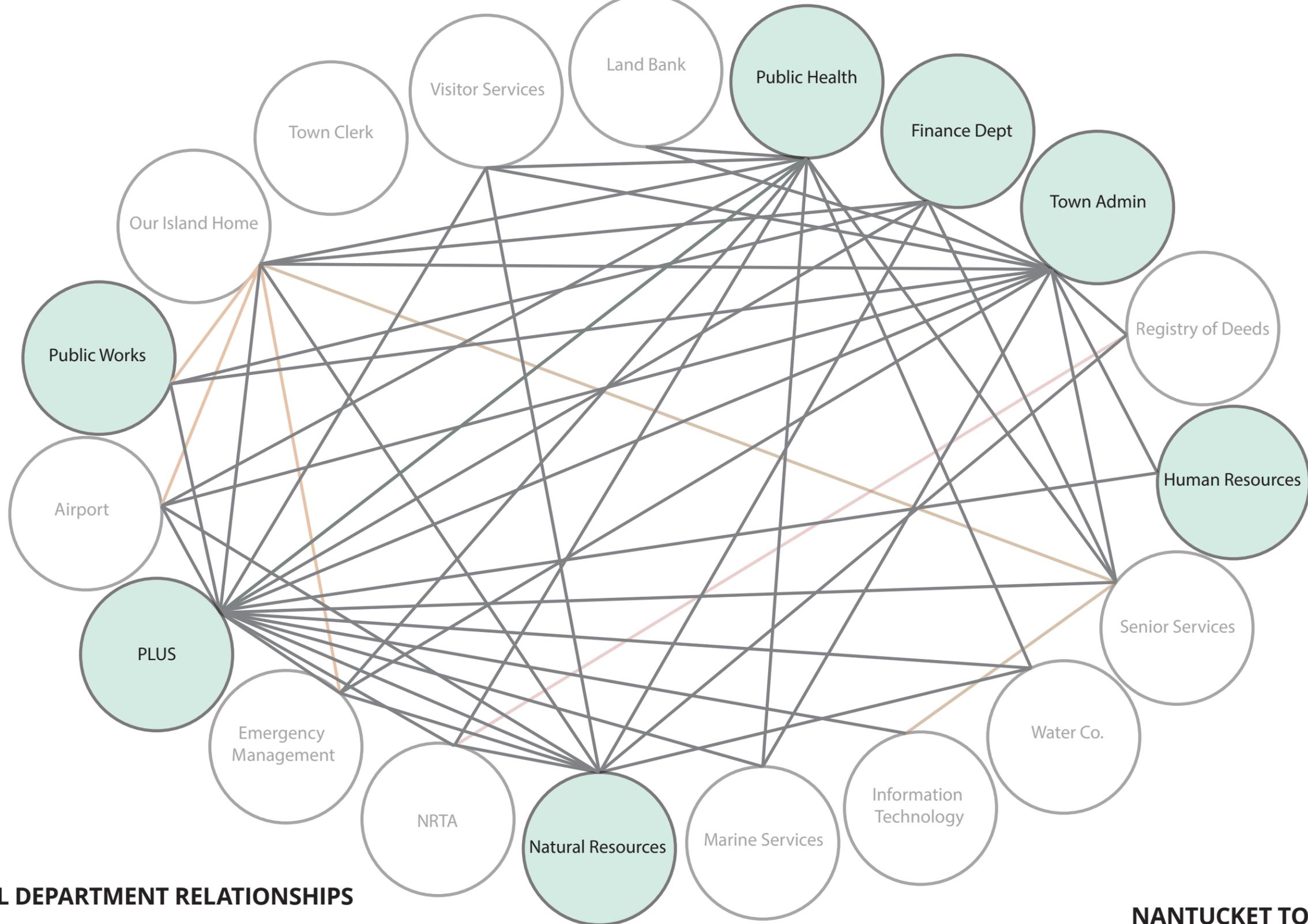
- 32 respondents





PRIMARY DEPARTMENT INTERACTIONS





NEW TOWN HALL DEPARTMENT RELATIONSHIPS



PROGRAM SUMMARY

With: Water Co., NCTV, Fast Ferry, DPW, and Natural Resources

PROGRAM SUMMARY

Town Administration	1,576 sf
Finance	2,177 sf
Tax Collector	519 sf
Assessor	825 sf
Human Resources	884 sf
Public Health	1,000 sf
Natural Resources	422 sf
P.L.U.S.	3,741 sf
Public Works	649 sf
Support	4,223 sf
Meeting	1,842 sf
Lobbies	3,079 sf
NCTV	2,245 sf
Public Space	1,567 sf
Water Co.	4,385 sf

NET FLOOR AREA 29,134 sf

Net to Gross Ratio 1.23

GROSS FLOOR AREA 35,835 sf

PROGRAM SUMMARY

Without: Water Co., NCTV, Fast Ferry, DPW, or Natural Resources

PROGRAM SUMMARY

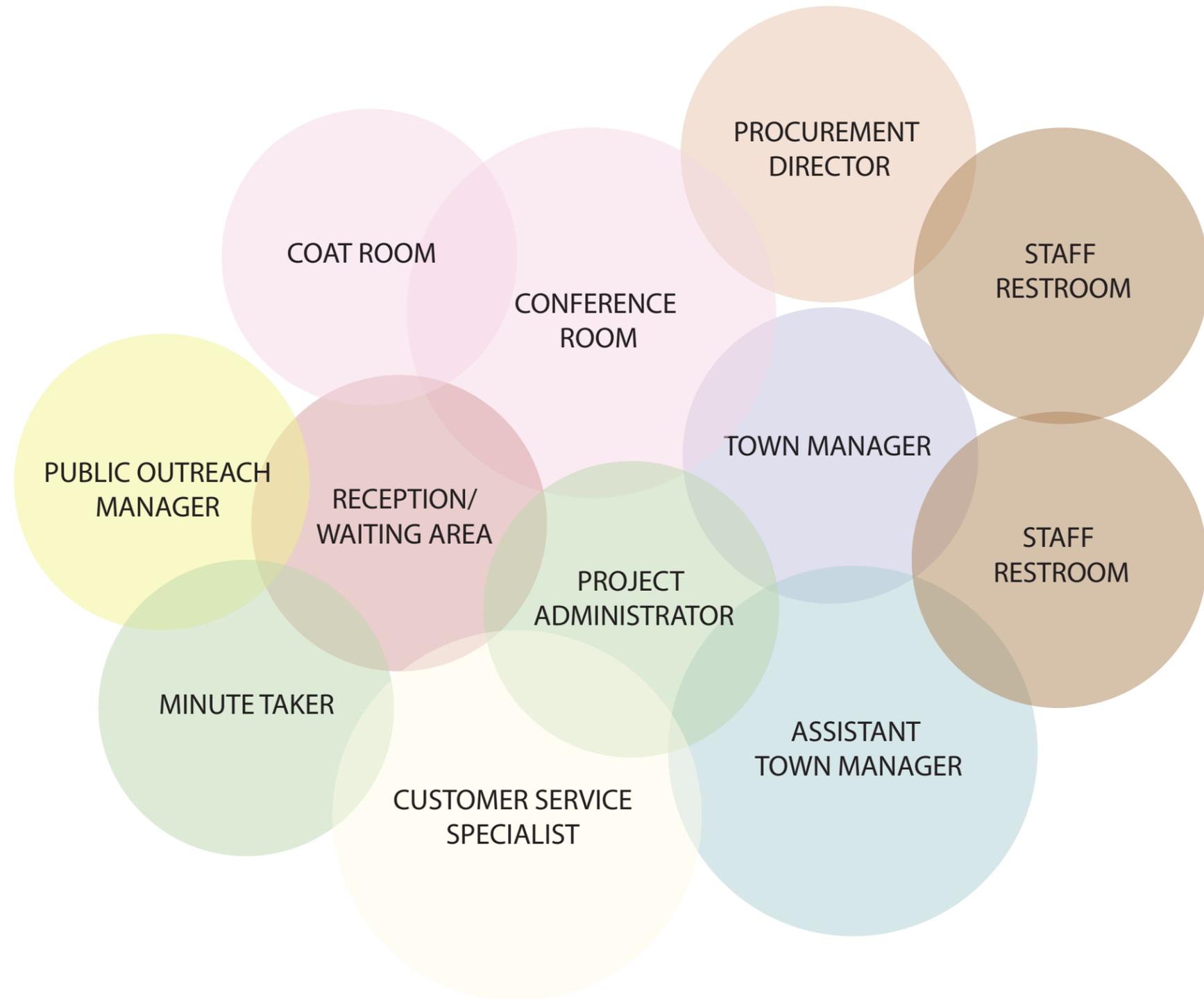
Town Administration	1,336 sf
Finance	1,793 sf
Tax Collector	460 sf
Assessor	735 sf
Human Resources	805 sf
Public Health	839 sf
Natural Resources	
P.L.U.S.	3,339 sf
Public Works	
Support	3,902 sf
Meeting	1,730 sf
Lobbies	2,924 sf
NCTV	
Public Space	
Water Co.	

NET FLOOR AREA 17,863 sf

Net to Gross Ratio 1.23

GROSS FLOOR AREA 21,971 sf





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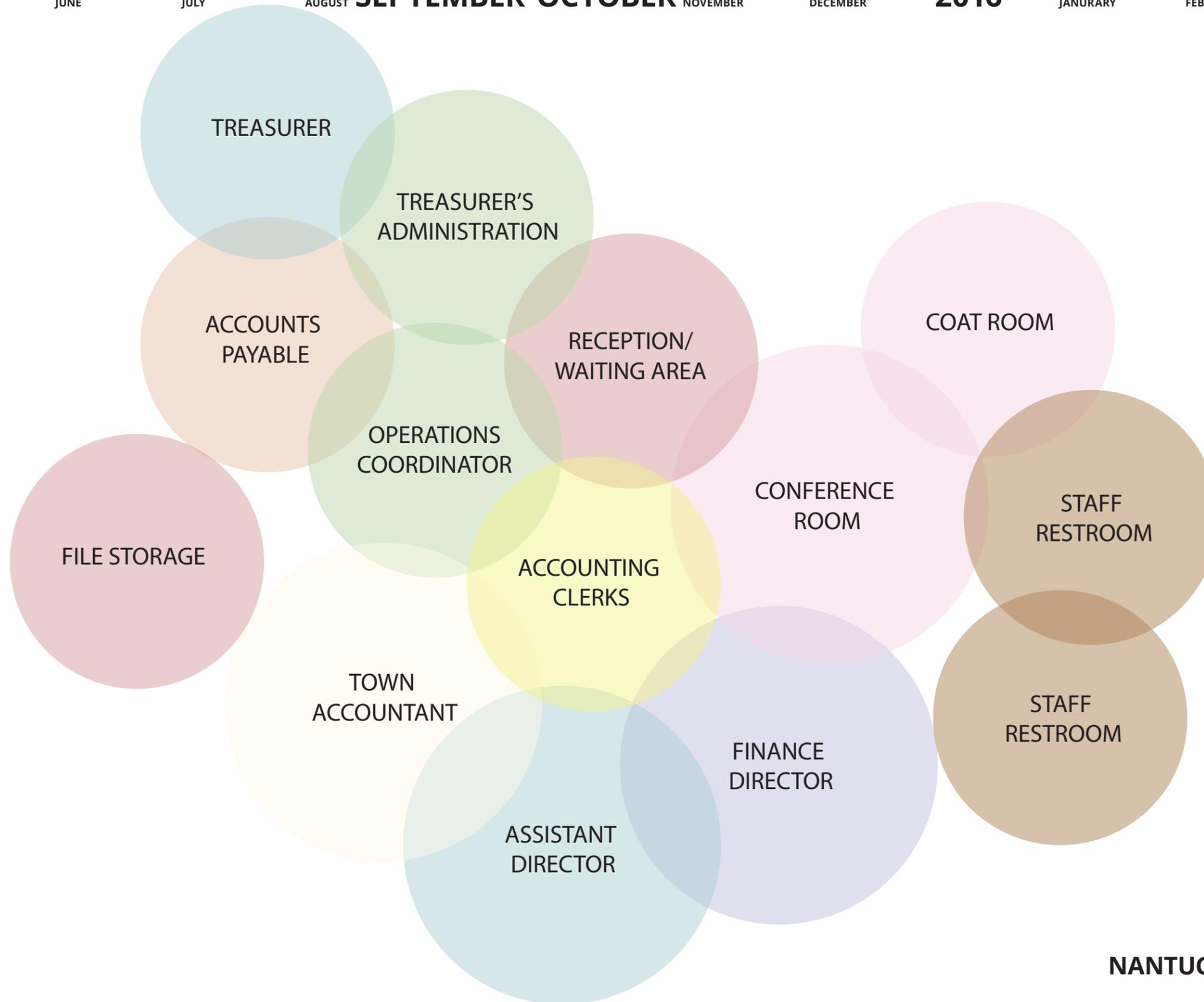
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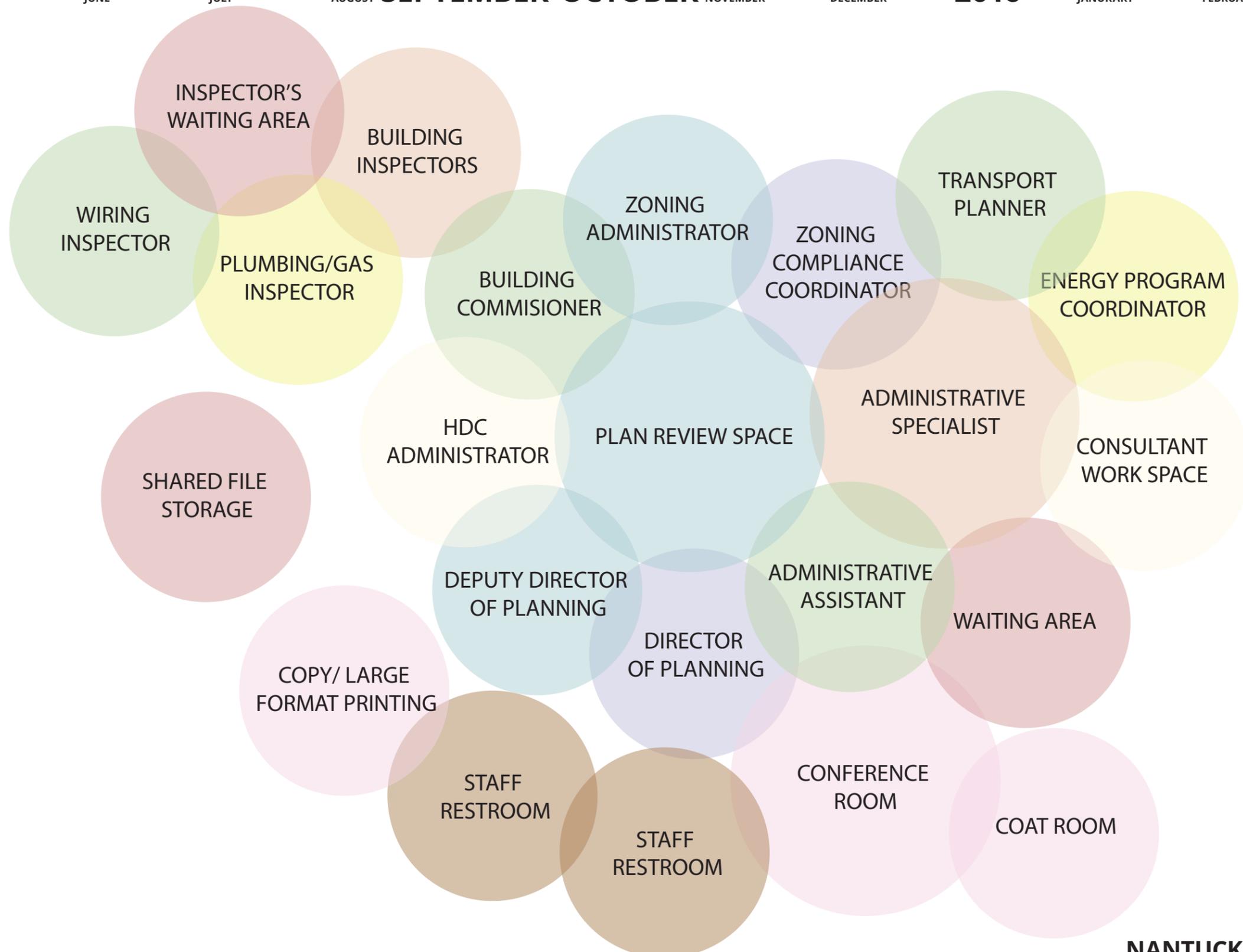


FINANCE

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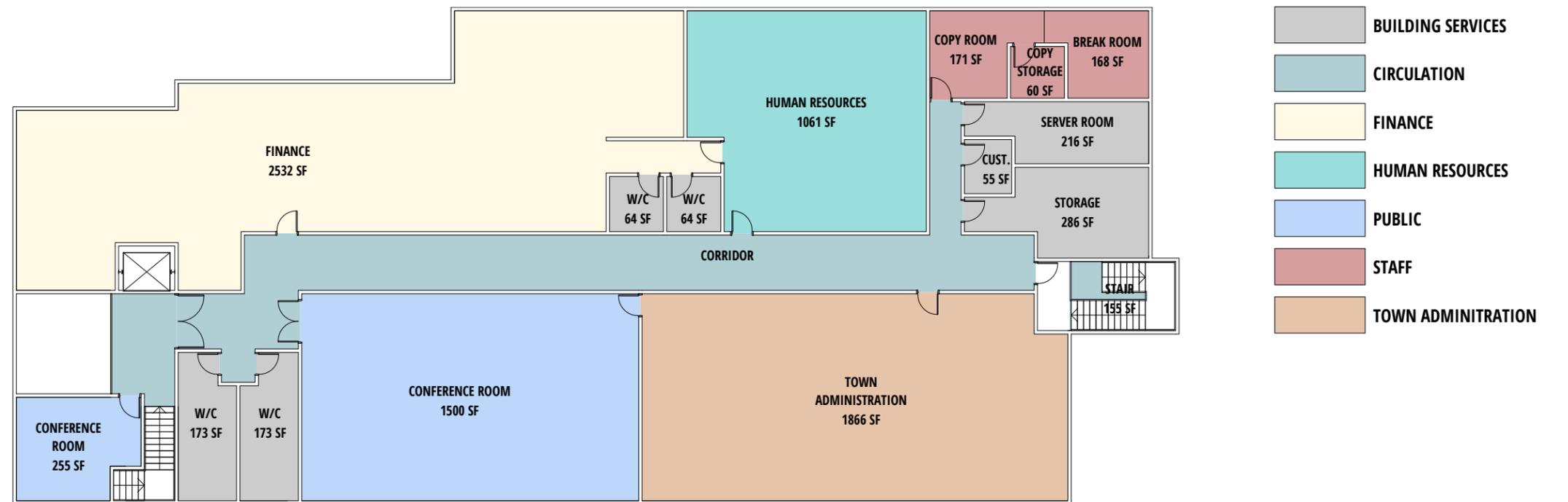






RECTANGLE CONCEPT: 1ST FLOOR





RECTANGLE CONCEPT: 2ND FLOOR



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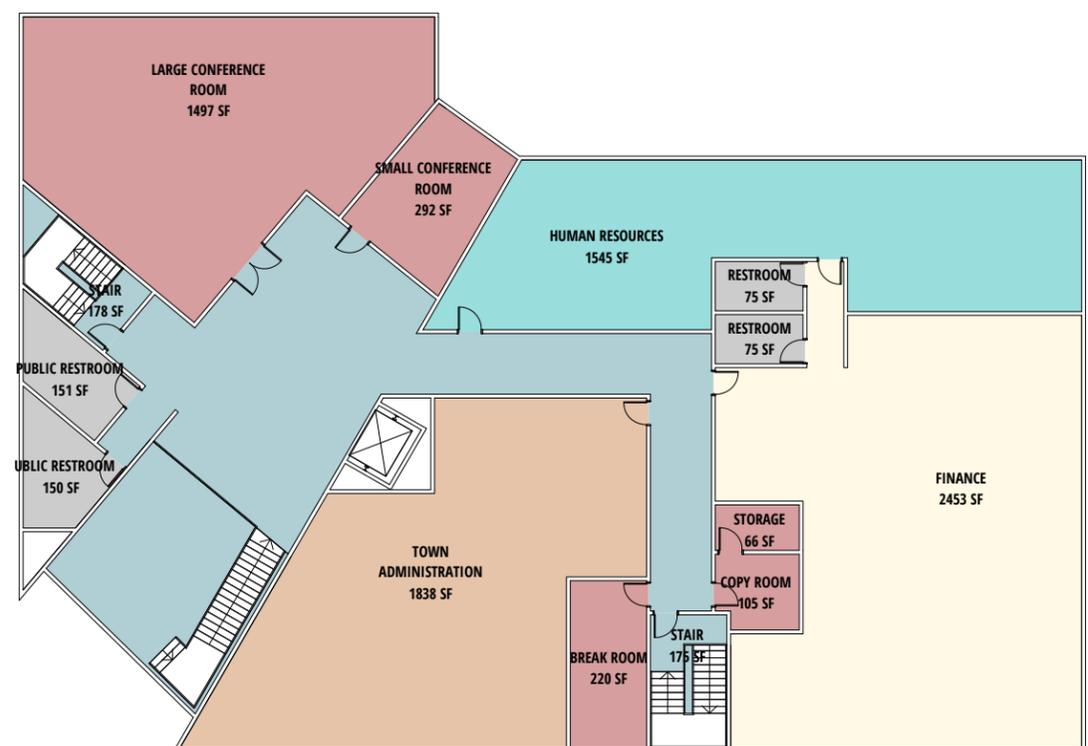


- ASSESSOR
- BUILDING SERVICES
- CIRCULATION
- NATURAL RESOURCES
- NCTV
- PLUS
- PUBLIC
- PUBLIC HEALTH
- PUBLIC WORKS
- STAFF
- TAX COLLECTOR

L CONCEPT: 1ST FLOOR



- BUILDING SERVICES
- CIRCULATION
- FINANCE
- HUMAN RESOURCES
- STAFF
- TOWN ADMINISTRATION



L CONCEPT: 2ND FLOOR







2 FAIRGROUNDS

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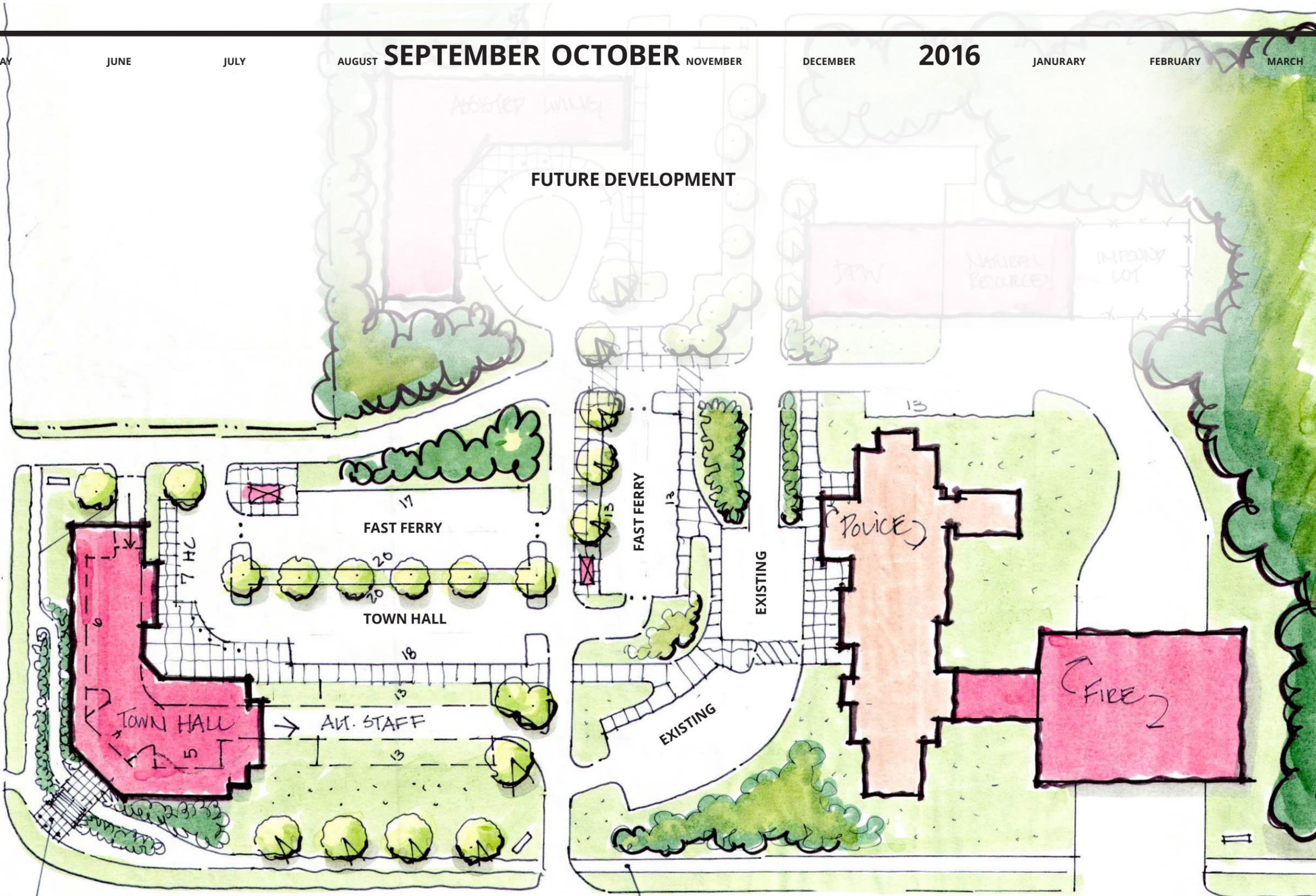
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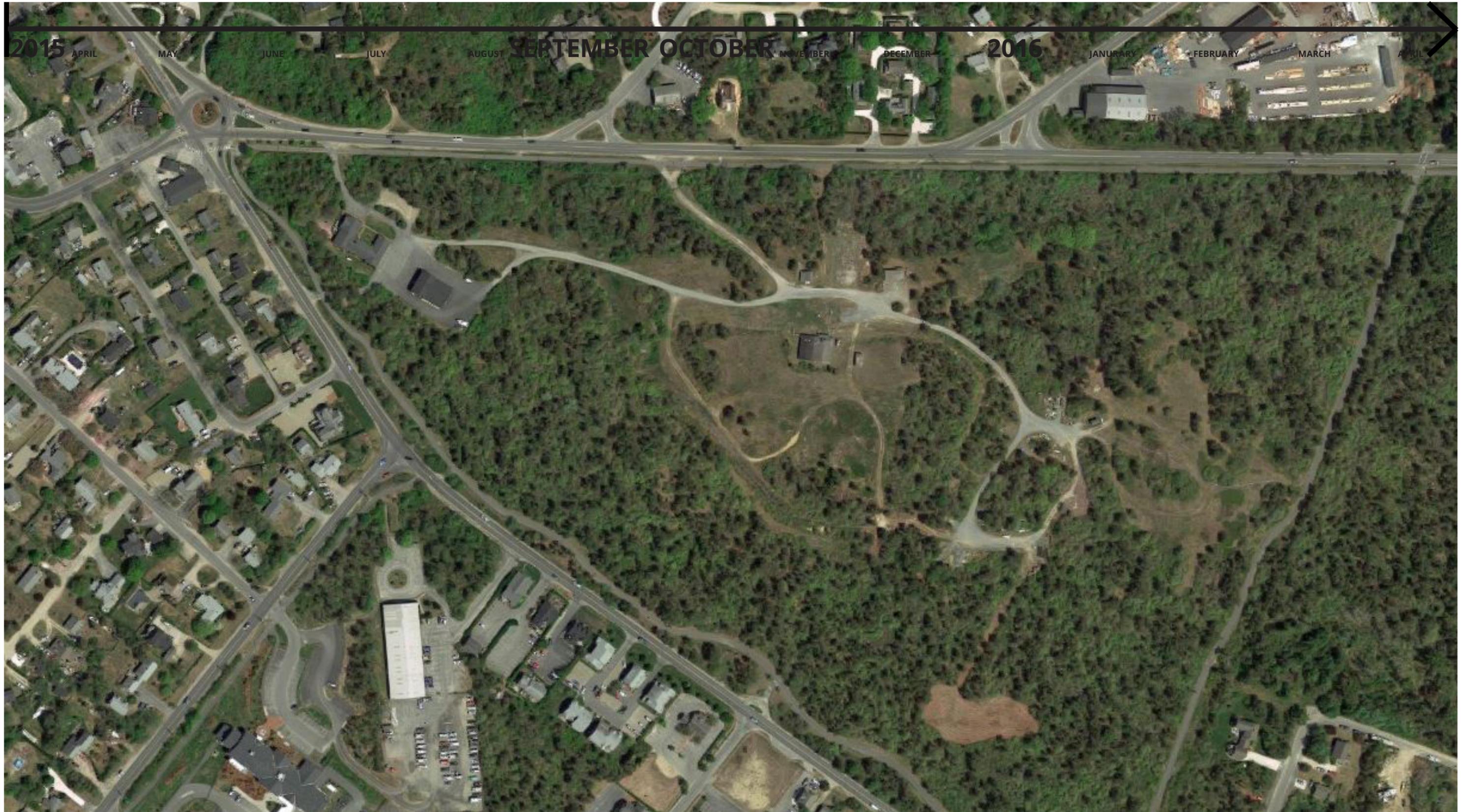
OLD SOUTH ROAD



FAIRGROUNDS ROAD

2 FAIRGROUNDS SITE CONCEPT





WATER COMPANY

LLB ARCHITECTS

**NANTUCKET TOWN HALL
CONCEPT STUDY**



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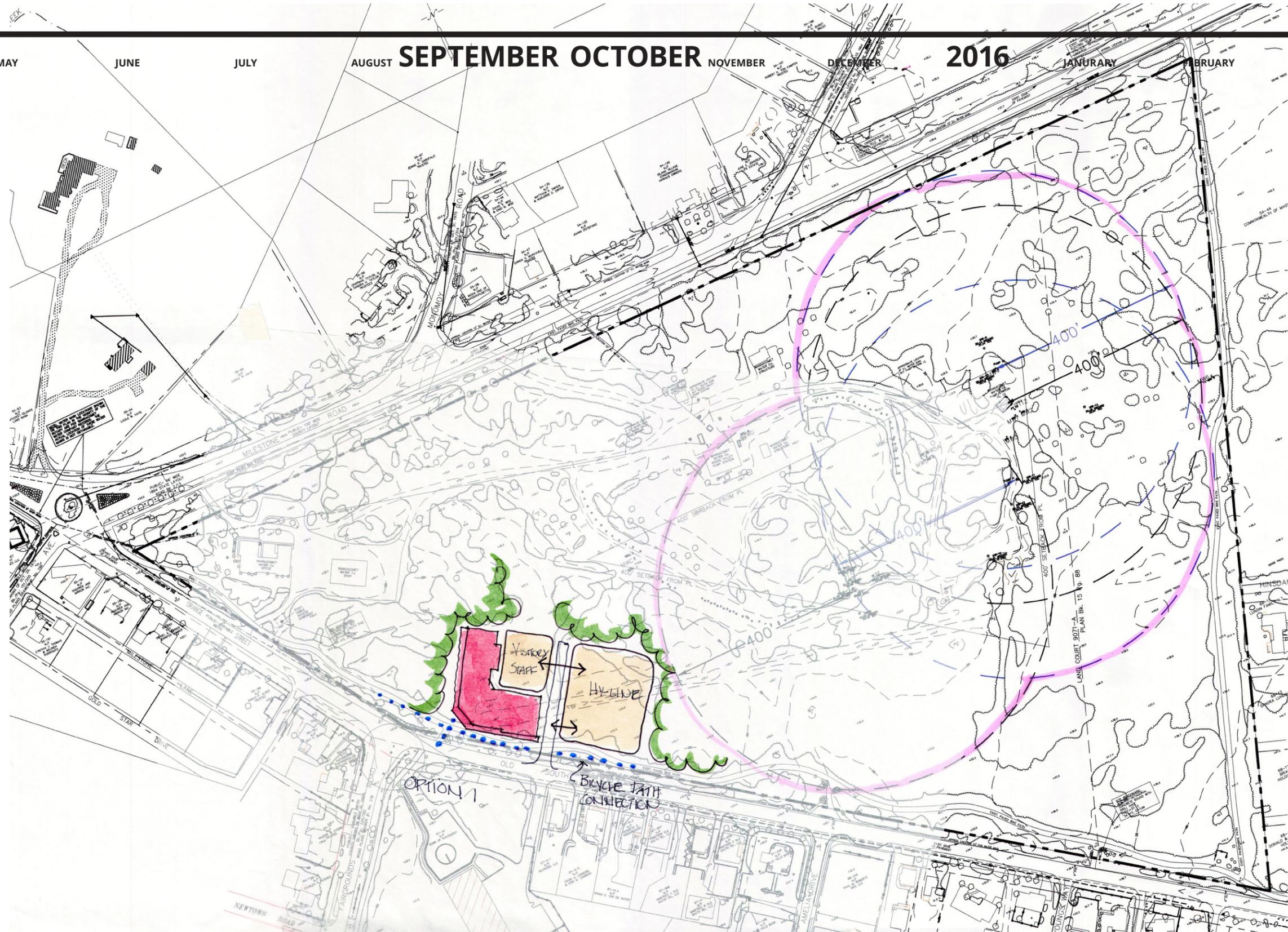
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WATER COMPANY SITE CONCEPT 1



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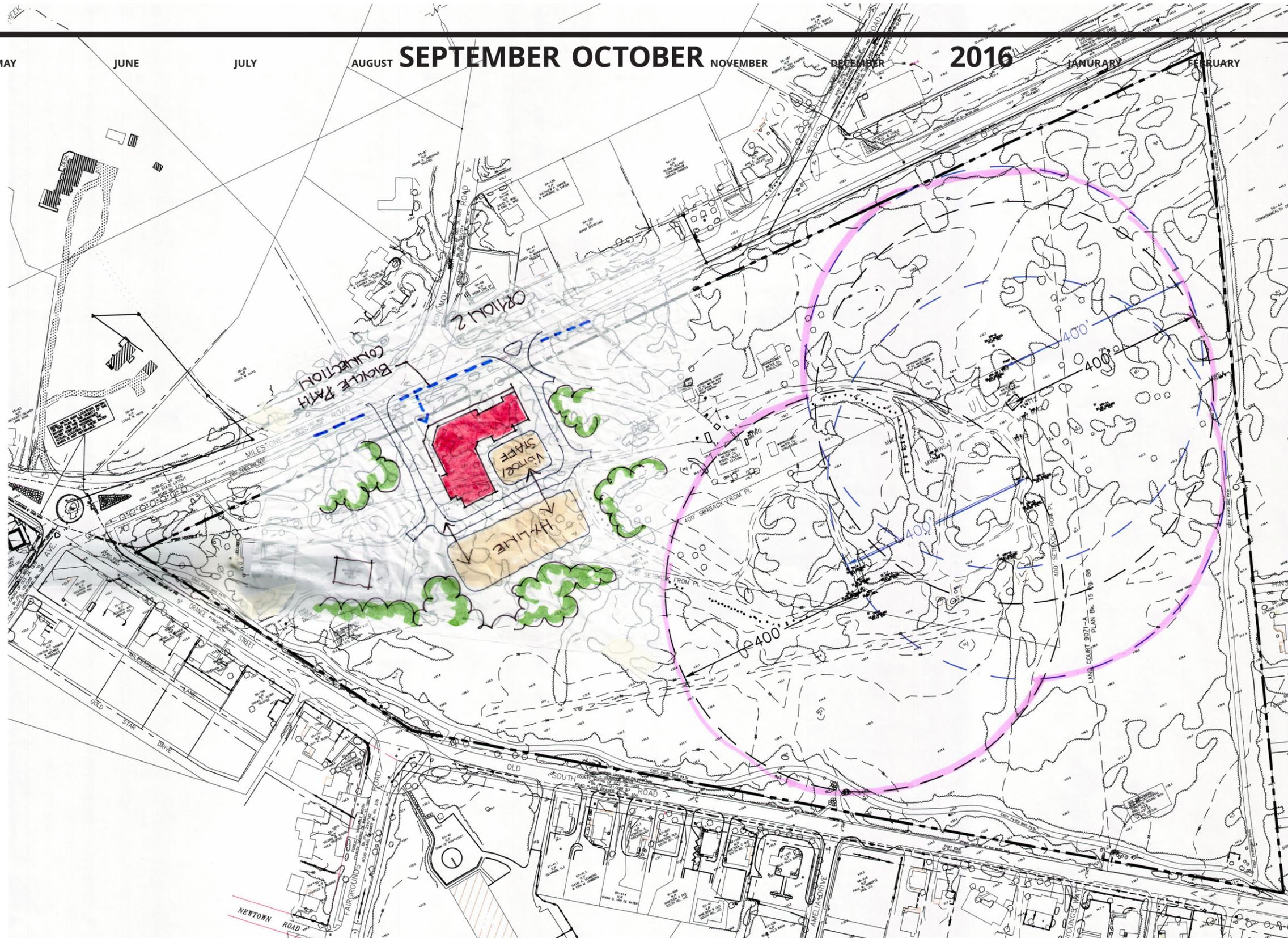
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WATER COMPANY SITE CONCEPT 2

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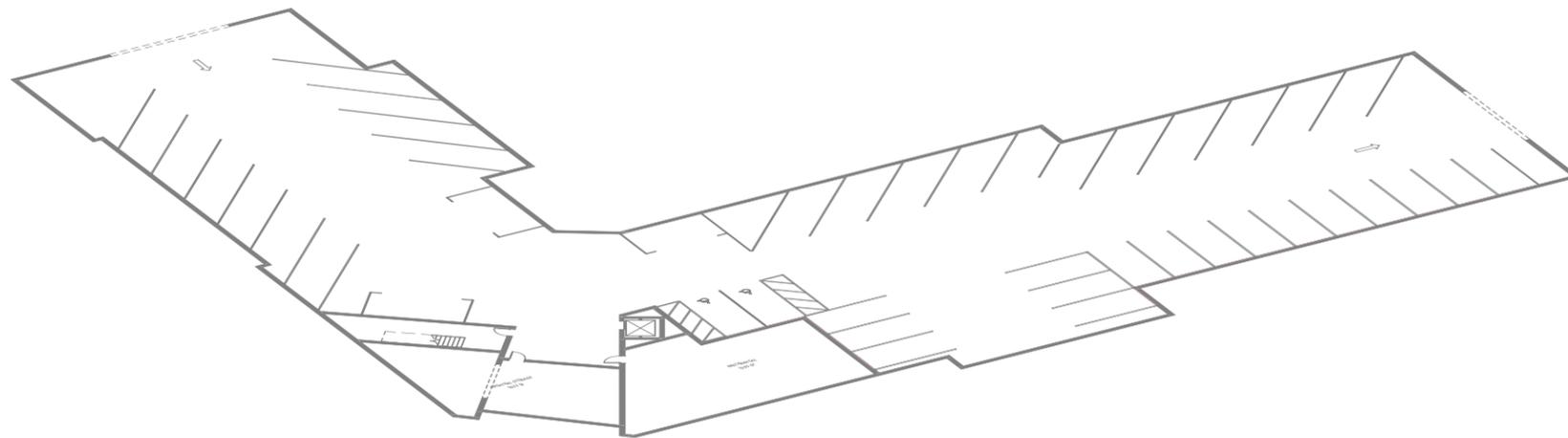
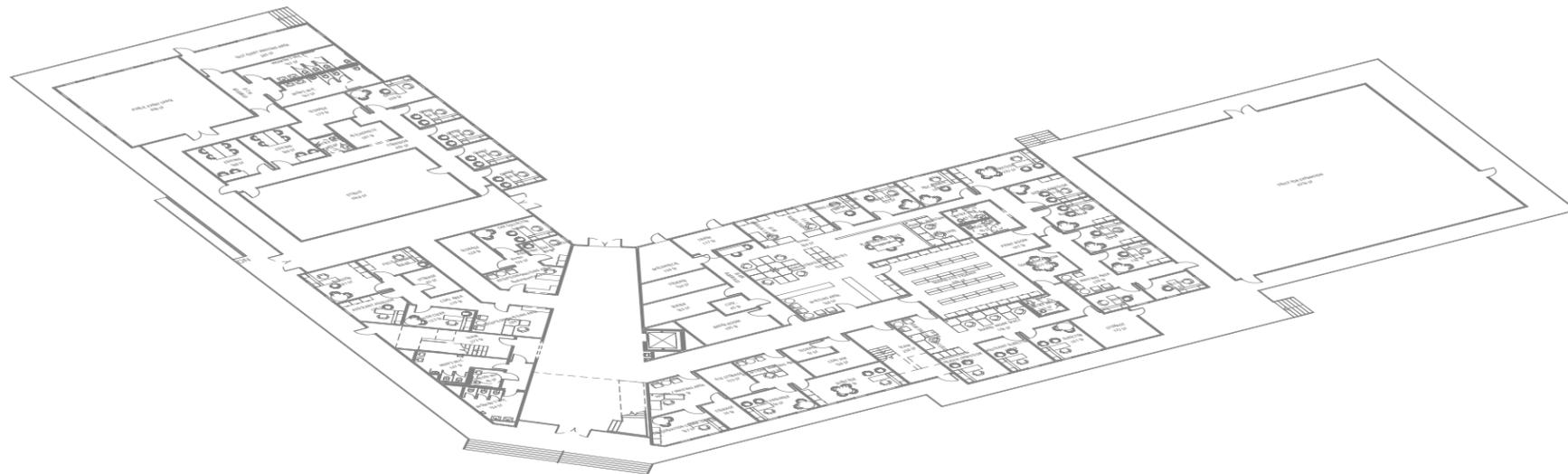
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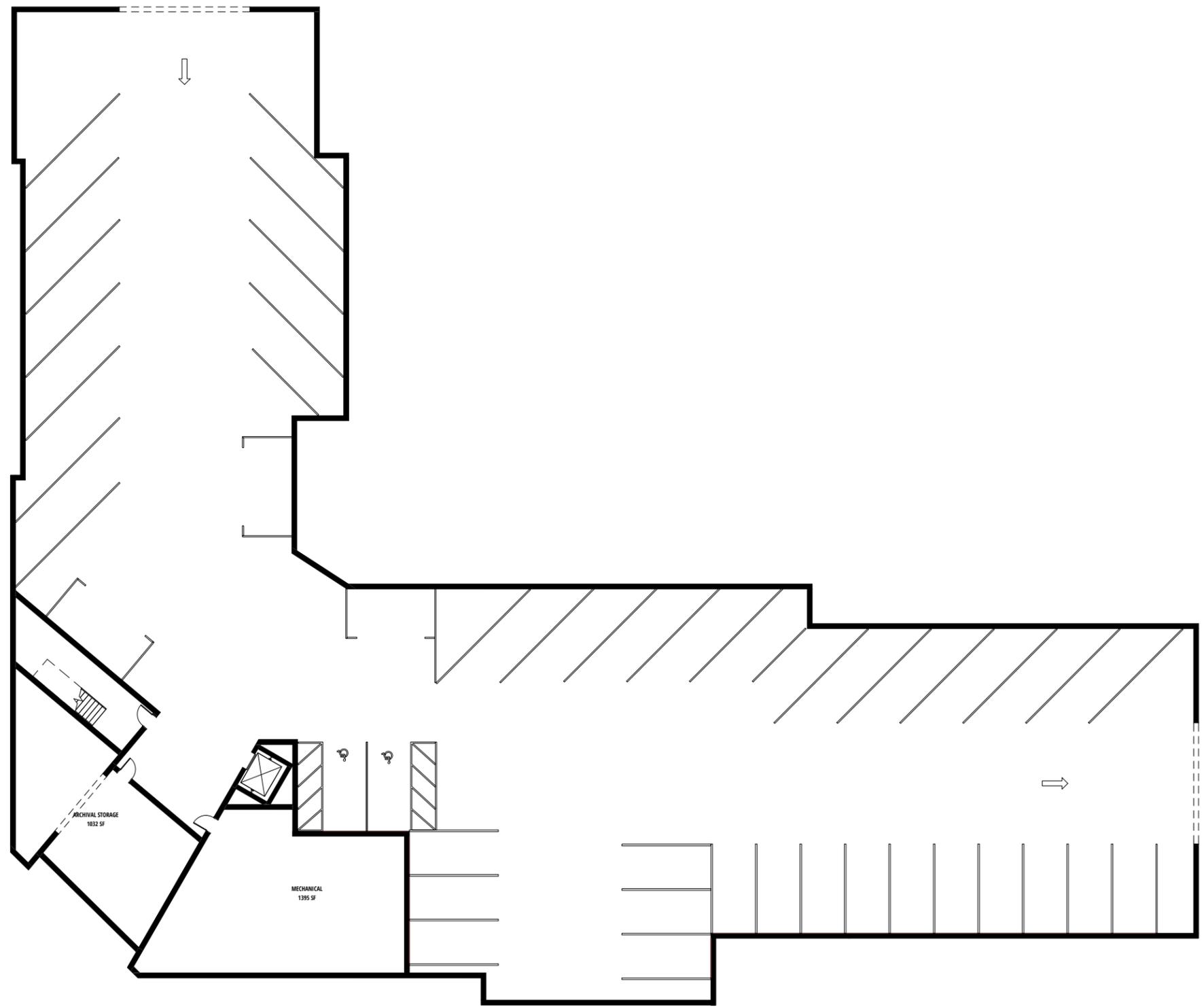
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OPTION 1: WATER CO, NCTV, & PUBLIC SPACE





OPTION 1: BASEMENT FLOOR





OPTION 1: SECOND FLOOR



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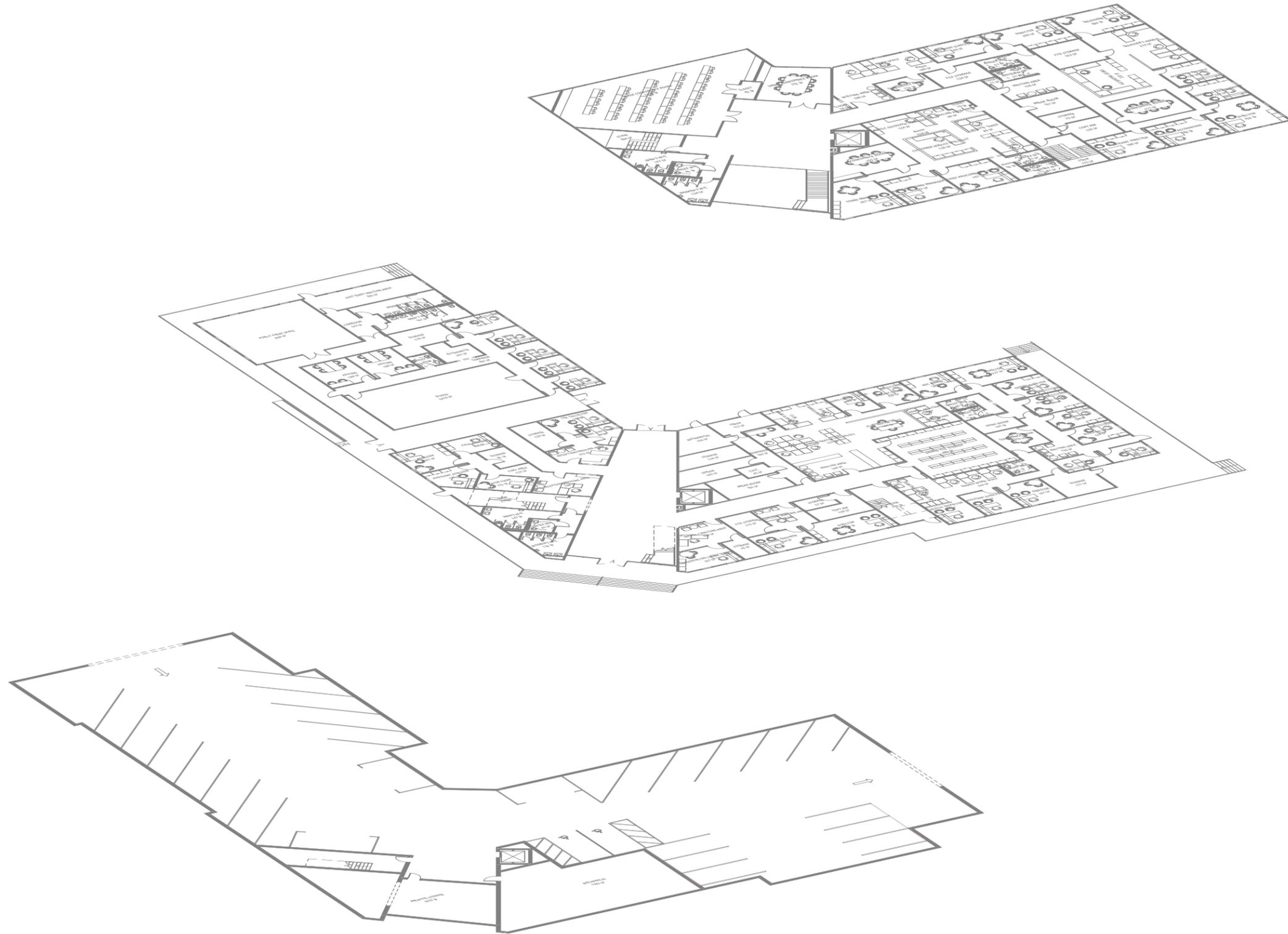
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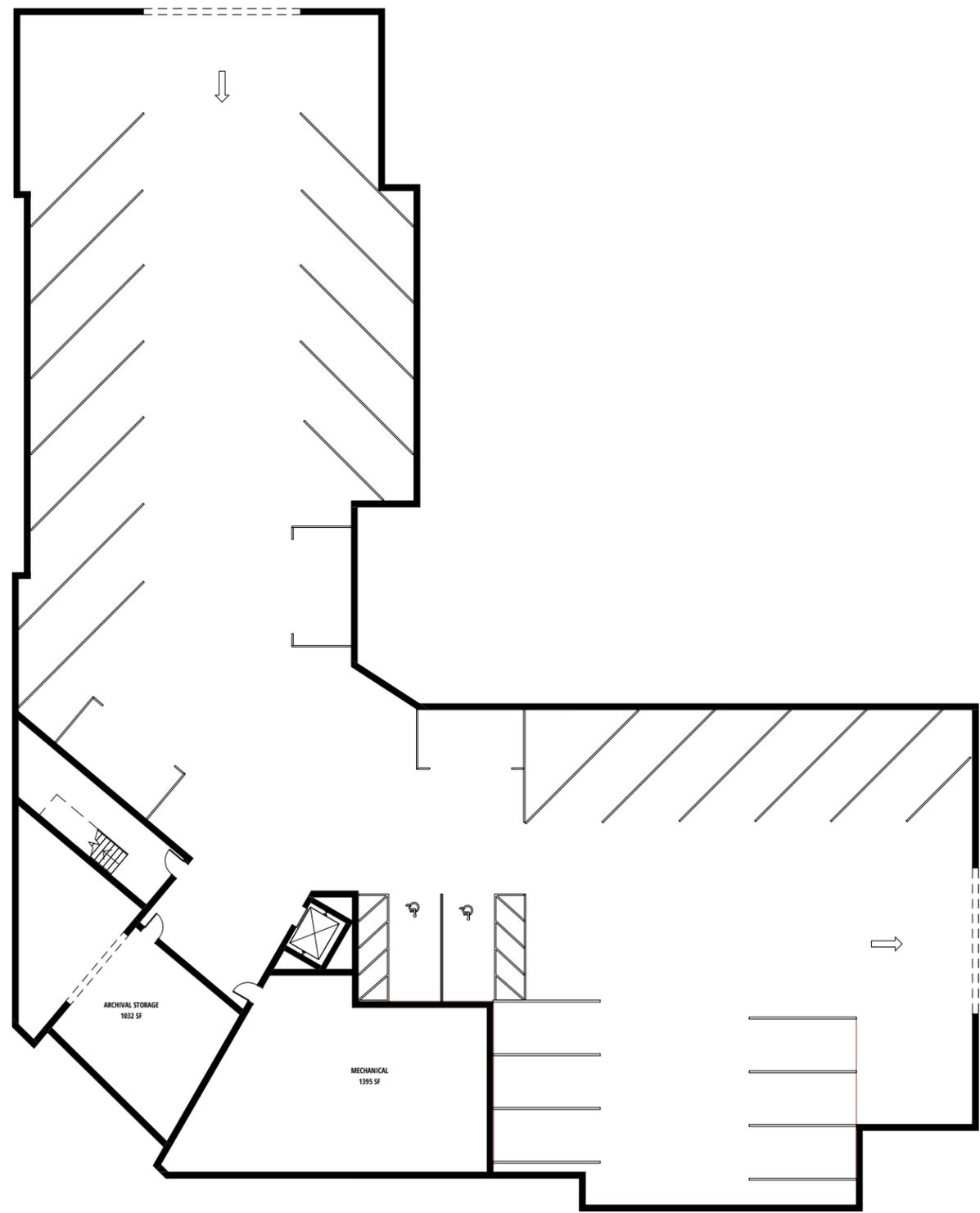
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OPTION 2: NCTV & PUBLIC SPACE





OPTION 2: BASEMENT FLOOR



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OPTION 2: FIRST FLOOR



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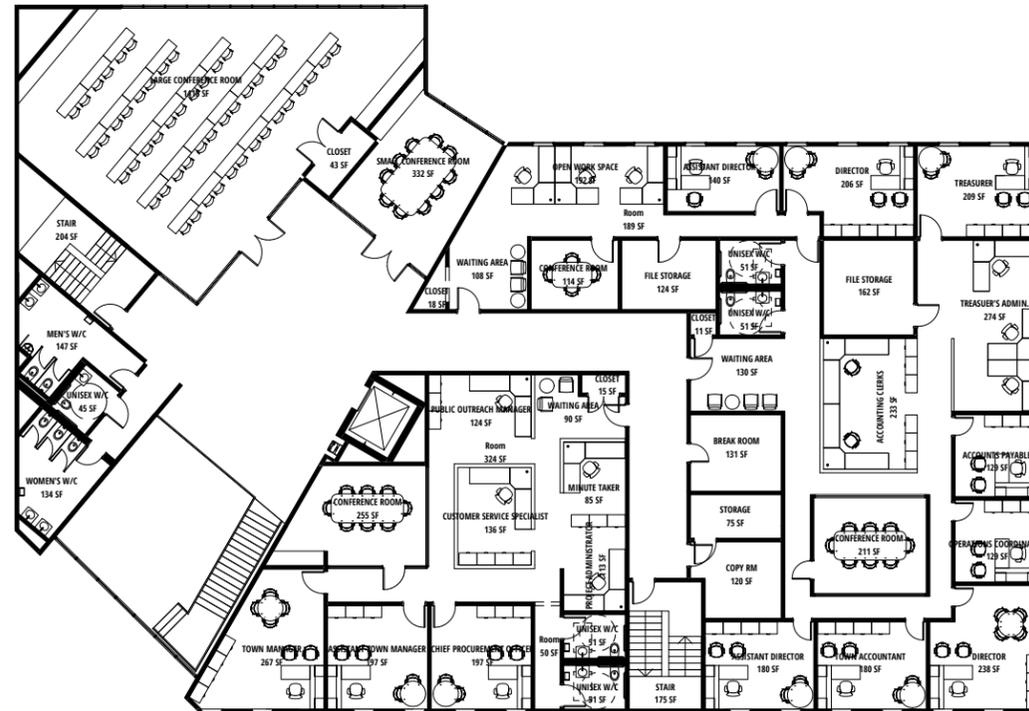
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OPTION 2: SECOND FLOOR



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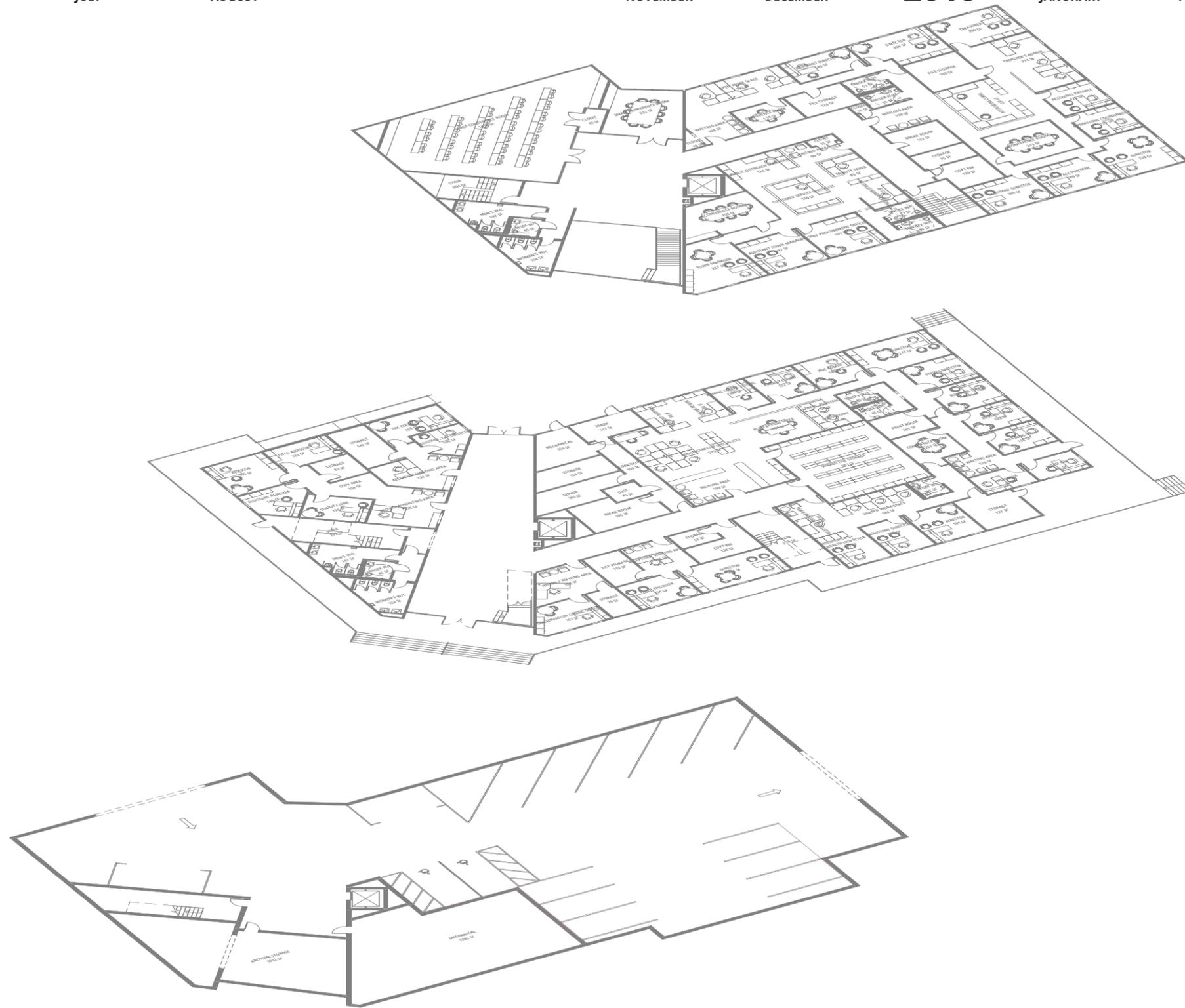
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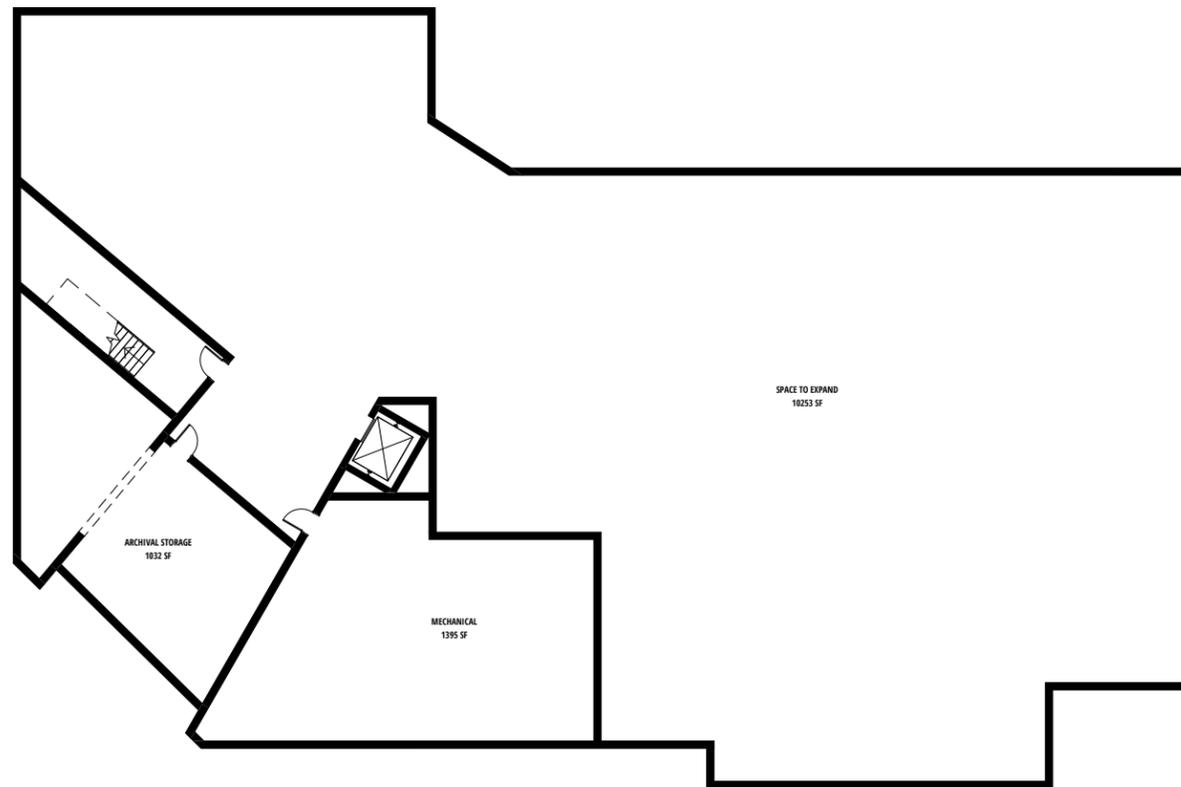


OPTION 3

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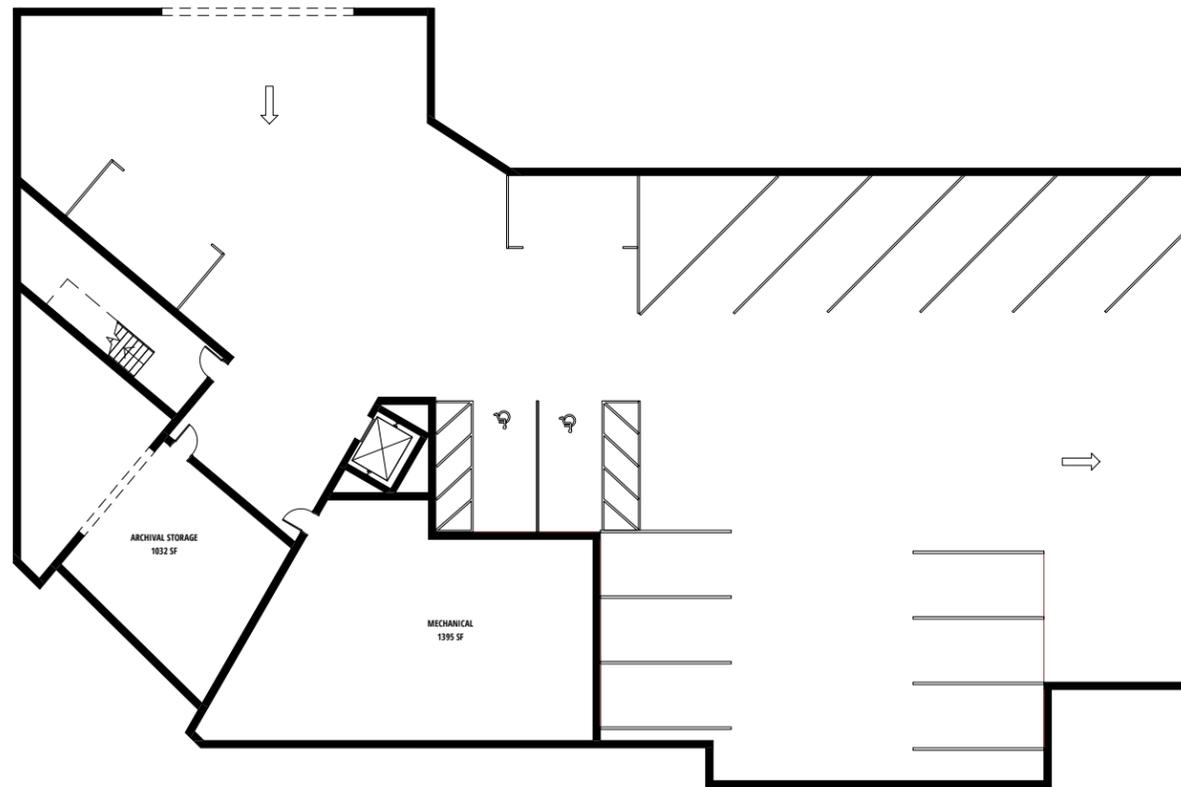
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OPTION 3: BASEMENT FLOOR WITHOUT PARKING





OPTION 3: BASEMENT FLOOR WITH PARKING



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OPTION 3: FIRST FLOOR



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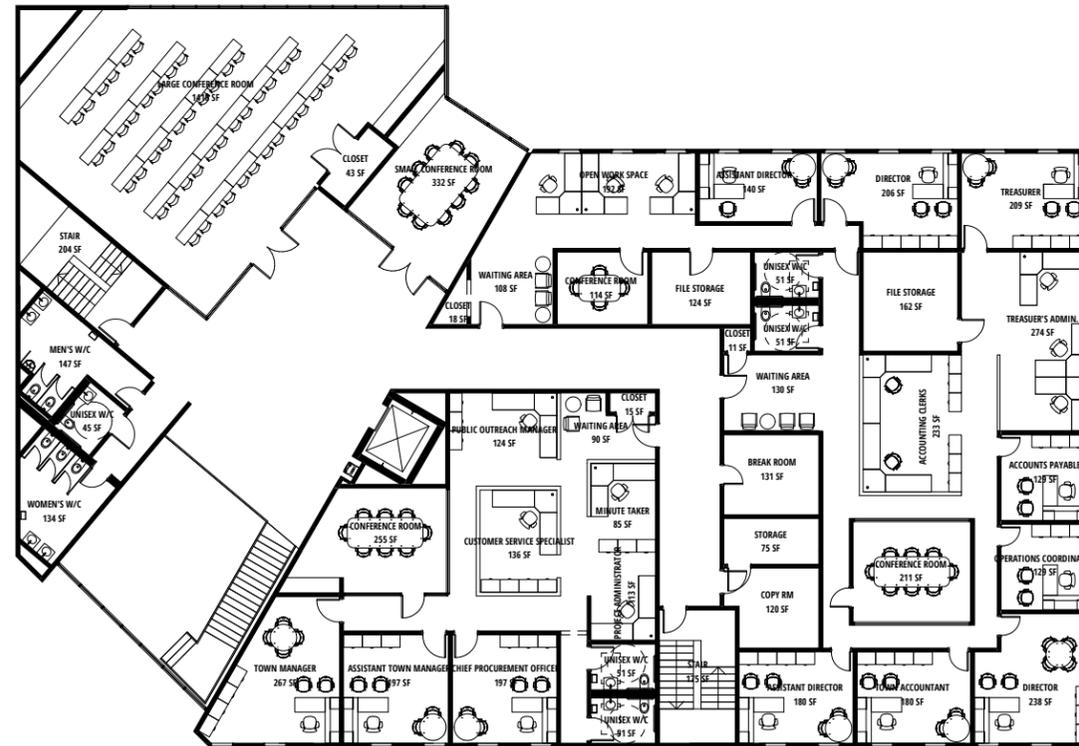
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OPTION 3: SECOND FLOOR





Building with Water CO, NCTV, fast ferry, DPW, Natural Resources

Construction

Site work	4 Acre	\$	400,000	\$	1,600,000
Building Demolition	1 Unit	\$	65,000	\$	65,000
Hazardous Materials Remediation	1 SF	\$	50,000	\$	50,000
Renovation	0 SF	\$	350	\$	-
New Construction	35835 SF	\$	375	\$	13,438,125
Construction Sub-total				\$	15,153,125
General Conditions		9.5%		\$	1,439,547
Construction Contingency		10%		\$	1,659,267
Bonds & Insurance		3%		\$	547,558
Overhead and Profit		5%		\$	939,975
Construction Total				\$	19,739,472

Furniture & Technology

FF&E	12000 SF	\$	20	\$	240,000
FF&E contingency		10%		\$	24,000
FF&E Total				\$	264,000

TS&E	12000 SF	\$	15	\$	180,000
TS&E contingency		10%		\$	18,000
TS&E Total				\$	198,000

Construction Escalation	2.5 Year	4.50%	\$	2,272,666
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Owner's Costs

Design Professional Fees	12%	\$	2,424,177
Legal / Administrative Fees	0.5%	\$	110,818
OPM Fees	3%	\$	664,909
Design Contingency	15%	\$	3,030,221
Owner's contingency	10%	\$	2,020,147
Total Soft Costs		\$	8,250,272

Total Project Budget \$ 30,724,410

Construction cost per square foot \$ 551
 Project cost per square foot \$ 857

Building without Water Co., NCTV, fast ferry, DPW, Natural Resources

Construction

Site work	4 Acre	\$	400,000	\$	1,600,000
Building Demolition	1 Unit	\$	65,000	\$	65,000
Hazardous Materials Remediation	1 SF	\$	50,000	\$	50,000
Renovation	0 SF	\$	350	\$	-
New Construction	21971 SF	\$	375	\$	8,239,125
Construction Sub-total				\$	9,954,125
General Conditions		9.5%		\$	945,642
Construction Contingency		10%		\$	1,089,977
Bonds & Insurance		3%		\$	359,692
Overhead and Profit		5%		\$	617,472
Construction Total				\$	12,966,908

Furniture & Technology

FF&E	13440 SF	\$	20	\$	268,800
FF&E contingency		10%		\$	26,880
FF&E Total				\$	295,680

TS&E	13440 SF	\$	15	\$	201,600
TS&E contingency		10%		\$	20,160
TS&E Total				\$	221,760

Construction Escalation	2.5 Year	4.50%	\$	1,516,989
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Owner's Costs

Design Professional Fees	12%	\$	1,618,122
Legal / Administrative Fees	0.5%	\$	66,313
OPM Fees	3%	\$	437,551
Design Contingency	15%	\$	2,022,652
Owner's contingency	10%	\$	1,348,435
Total Soft Costs		\$	5,493,072

Total Project Budget \$ 20,494,409

Construction cost per square foot \$ 590
 Project cost per square foot \$ 933

COST PROJECTION





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POTENTIAL SCHEDULES



