Town of Nantucket

Town Facilities Assessment

Board of Selectmen, June 10, 2015

LLB ARCHITECTS

16 Facilities Assessed

3 Chestnut Street
Central Fire Station
Children's Beach
DPW Administration
DPW Fleet Garage
Finance Building
Jetties Beach & Concession
Marine Department
Natural Resources
PLUS Building
Public Safety Complex
Sconset Comfort Station
Sheriff's Office
Town Building
Visitor Services

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Priority Ratings

Priority 1- Critical: Immediate to 2 years

Needs immediate attention or correction

Priority 2 – Potentially Critical: 2 to 5 years

Needs attention soon to avoid worsening

Priority 3 – Necessary: 5 to 10 years

Requires attention to maintain value

Priority 4 – Recommended: 10 to 20 years

Items that should be tracked

Priority 5 – Grandfathered: 20+ years

Typically don’t need to be addressed

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Categories are consistent with ASTM guidelines

Water infiltration and damage

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Roofing needs

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Mechanical Systems Needs

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Accessibility Concerns

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Poor

Central Fire Station
3 Chestnut Street
Visitor Services
Children's Beach Concession
PLUS Building
Sheriff's Office
Marine Department

Fair

Finance Offices
Surfside Concessions
Town Building
Jetties Concession & Bath House
Natural Resources
Sconset Comfort Station
DPW Administration
DPW Fleet Garage

Good

Public Safety Facility

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Cost Projections

BUILDING	1	2	3	4	5
3 CHESTNUT ST.	$54,317	$0	$58,132	$0	$0
CENTRAL FIRE STATION	$285,650	$333,796	$1,807,343	$343,071	$0
CHILDREN'S BEACH CONCESSIONS	$31,987	$7,564	$31,569	$0	$0
DPW ADMINISTRATION	$310,736	$31,426	$20,270	$0	$0
DPW FLEET GARAGE	$0	$12,607	$151,686	$196,415	$0
FINANCE BUILDING	$1,813	$4,841	$405,735	$31,426	$0
JETTIES BEACH BATH HOUSE AND CONCESSIONS	$14,500	$53,118	$80,134	$35,983	$0
MARINE DEPARTMENT	$0	$3,530	$233,471	$56,961	$0
NATURAL RESOURCES	$18,125	$0	$23,638	$87,732	$0
PLUS BUILDING	$447,512	$132,963	$401,004	$707,093	$0
PUBLIC SAFETY FACILITY	$0	$0	$3,897	$1,079,626	$0
SCONSET COMFORT STATION	$1,015	$0	$16,564	$6,522	$0
SHERIFF'S OFFICE	$263,444	$363,715	$366,775	$822,283	$0
SURFSIDE CONCESSIONS	$2,886	$7,615	$30,199	$66,781	$0
TOWN BUILDING	$394,045	$313,767	$1,192,206	$3,725,346	$0
VISITOR SERVICES	$0	$26,857	$79,749	$0	$0
	$1,826,030	**$1,291,799**	**$4,902,373**	**$7,159,239**	**$0**

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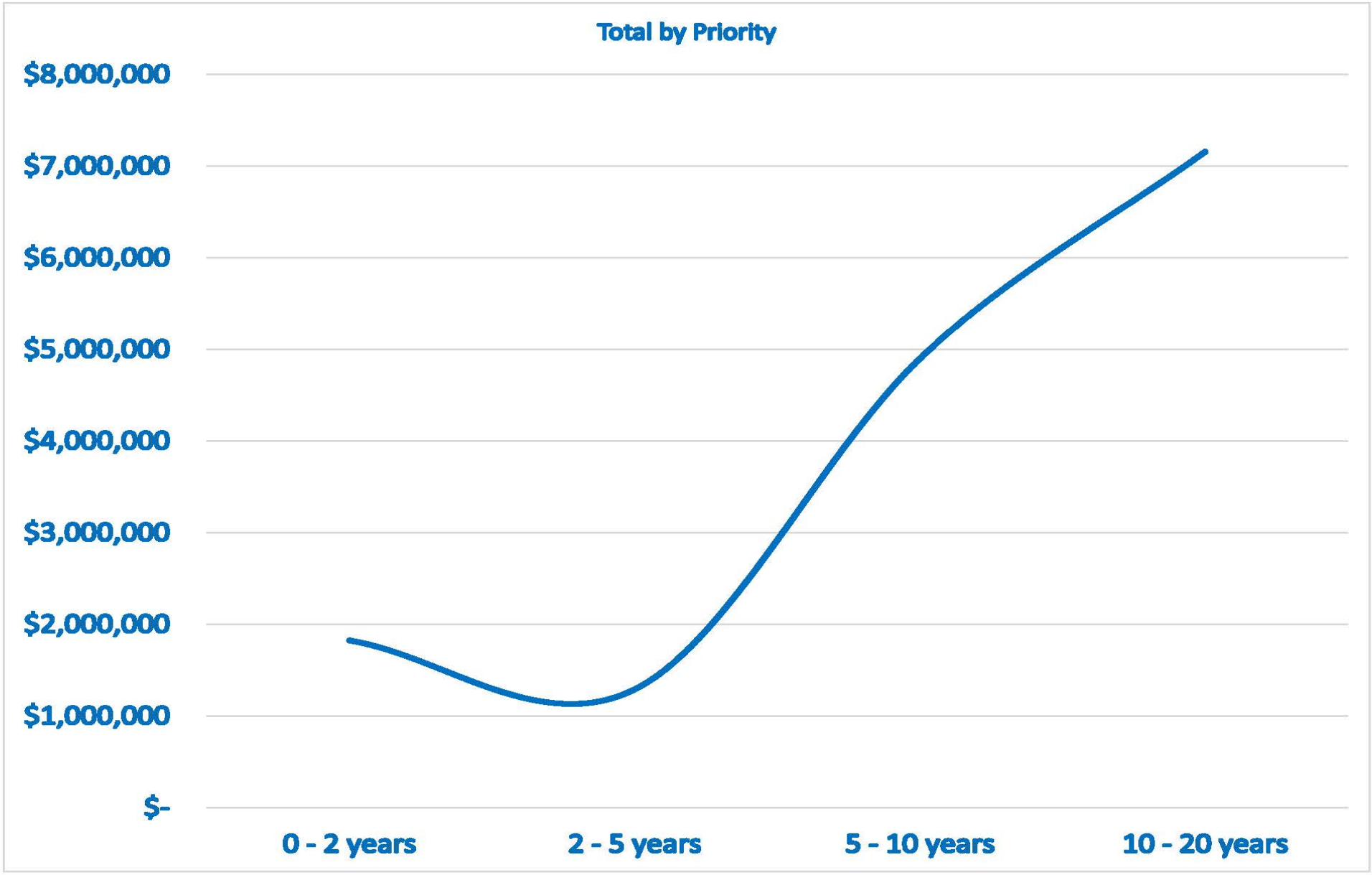
Escalation at 3% per annum compounded, beginning at year 2

Does not include funds for suggested investigations or engineering

Cost Projections



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Escalation at 3% per annum compounded, beginning at year 2

Does not include funds for suggested investigations or engineering

Critical Steps

- Winter vulnerability of Natural Resources
- Water infiltration damage at 3 Chestnut Street
- Water infiltration damage at Visitor Services
- ADA access at DPW Administration
- Rear exit stairs at DPW Administration
- Upper stair landing at the Sheriff's Building
- Furnace at Town Building

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Next Steps

- Potential needs of the Central Fire Station
- Overall viability of 3 Chestnut and Visitor Services buildings
- Cost / benefit of improvements to PLUS Building
- Near term needs of the Town Building
- Investment into and increased value of the Sheriff's Building

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