

# Summary Narrative

## OUR ISLAND HOME, Nantucket MA

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**DRAFT 3/1**

March 1, 2017

### Preface/Overview:

The purpose of this narrative to briefly document tasks and findings made to date and to document potential next steps/ options for the construction of the new Our Island Home skilled nursing facility.

This summary also includes timeline attachments for both the planning stage and the implementation [construction] stage of the project. Due to the uncertainty regarding formal approval by the voters at either ATM17/STM17 and ballot vote, the implementation timeline is not keyed to a specific date.

### Existing Site and Building Conditions

The existing OIH facility totals 22,000SF and is constructed on a single floor with twenty-one double rooms and three private rooms. Generally the facility's layout reflects the institutional model of care, does not represent a contemporary standard of care, and does not render itself to operating as a small house model facility. There is a lack of storage and common spaces. The overall condition of the building was reviewed by architects, electrical, and mechanical engineers who determined that the infrastructure is aging with code violations within the existing facility.

The existing OIH site totals 2.57Acres and is bounded by privately owned properties to the west, north, and east. The site's southern boundary is shared with the Landmark House, where sharing of parking spaces occurs.

Currently, a definitive topographic and utility survey is being prepared to more accurately document existing conditions on the site. As there appear impact discrepancies between the NOAA imagery and the State's OLIVER GIS data, the NOAA SLOSH modeling will be assessed against the field confirmed topography to more fully understand potential storm surge and flooding impacts. All impacts will be reviewed and confirmed with the Army Corps of Engineers Hurricane Evacuation Study Manager.

While the site has been previously developed /disturbed, a field investigation regarding Archaeological resources will likely be required on the parcel prior to formal construction. No further clearing is anticipated on the site, so no Natural Heritage impacts to development are anticipated.

Located immediately to the south of Our Island Home parcel is the Landmark House with the Grossman Wing. The Town of Nantucket retains ownership of the land parcel. The Landmark House facility, AKA Nantucket Community Service, Inc., (built in 1986) contains 18 one bedroom apartments, 17 of which are subsidized by USDA Rural Development, the 18<sup>th</sup> is kept for the live-in caretaker and is not subsidized. Eligibility requires that prospective tenants have "very low income", must be 62, or have a disability. Disability does not have to be physical. Two of the 17 apartments are handicap accessible. Tenants are recertified annually to determine income and rent.

Grossman Wing, AKA Nantucket Community Service II, Inc., (built in 2001) has 8 one bedroom apartments, all subsidized by Housing and Urban Development HUD. Eligibility criteria and recertification procedures are largely the same as for the Landmark House. Grossman Wing does not contain handicap accessible apartments based on the small number of units.

The identified Miacomet Road site is comprised of a 55,000 SF portion of the existing Town-owned property at Sherburne Commons and 2.2 acres of property to be acquired from the abutting property owner to the southwest of the town property. The eastern portion of the 19.6 acre Sherburne Commons property contains significant utility infrastructure [multiple 30" sanitary force mains] and is not suitable for development of a new OIH facility. No wetlands have been identified on the site; however archaeological resources and Natural Heritage habitat remain to be investigated. In addition to successfully permitting the moth habitat protection areas due to the proposed improvements, the formal recording of the plant habitat protection areas [from the original Sherburne Commons development] remain to be executed. Natural Heritage mitigation options can include protection of similar habitats [at a 2:1 ratio] or monetary contributions to habitat protection zones if the appropriate habitats cannot be identified. Significant archaeological resources have been identified on the Land Bank property to the north of the Miacomet Road site so no disturbance is proposed on that parcel.

No other sites on island are being considered at this time.

#### **Program Confirmation:**

Based on the recommendation of SK Advisors, the Board of Selectmen have adopted a program for the new facility that includes 40 private residence beds, all located on a single floor, to be operated as a small house model. The single story facility proposed for the Miacomet Road site totals approximately 34,600SF. The facility is proposed to initially operate as thirty skilled nursing beds, with the remaining ten beds proposed to be operated as Level IV [assisted living.] All forty beds are proposed to be constructed to skilled nursing standards to allow conversion in the future.

The facility will be supported with full service utilities, including electric, telephone/data/security, sanitary sewers and water [domestic and fire protection.] The facility will be developed with fenced garden areas, staff and visitor parking and service areas, and a freestanding supporting storage garage. A more detailed description of the proposed facility was prepared for use by the cost estimator in developing the construction cost estimate.

#### **Development Options: Existing Our Island Home Site**

Two options have been identified to be studied at the existing OIH site. Other options will be evaluated as they are identified.

Option One involves the physical relocation of the Landmark House and/or Grossman Wing closer to Orange Street, allowing construction of a new two story OIH facility in the area between the two facilities. The forty skilled nursing beds in this facility would be constructed in a single phase. Wetlands, floodplains, and coastal bank boundaries/setbacks are being identified on the abutting property to the east to confirm the actual buildable area for this option. It does not appear that the proposed architectural footprint designed for the Miacomet Road site will be able to be accommodated on the existing OIH site; redesign of a two story, 40 bed facility will be required. Until the site and architectural plans are more fully developed, it is uncertain if the existing OIH facility would require removal to support parking and other site development. Tasks associated with the development of this option include:

- negotiation of the Landmark House structure relocation with Nantucket Community Service
- architectural, structural and historic code review of the Landmark House to determine any requisite code upgrades and permit approvals.
- relocation of utilities currently servicing the existing OIH facility
- construction of foundations and utilities at the new Landmark House location
- temporary relocation of the current Landmark House residents to off campus housing
- moving the Landmark House/Grossman wing
- construction of code mandated improvements to the Landmark House

- design and construction of new OIH facility – assumed two stories
- transfer of residents to the new facility

Option Two involves the phased demolition of a portion of the existing OIH facility, allowing Phase One construction of a two story facility of 20 skilled nursing beds. Upon completion of this phase, the 20 residents would be relocated to the new facility, the existing OIH facility would be demolished, and the Phase Two construction of the remaining 20 beds would commence. As this option constructs a new facility closer to the harbor’s edge, the proposed SLOSH modeling confirmation is critical to confirm the viability of this option. Tasks associated with the development of this option include:

- commencement of targeted resident population reduction from 42 to 20 residents. This reduction will have an impact on staffing and revenues.
- confirmation of minimum access requirements to remain around the existing facility during construction with local emergency personnel
- design of two story, 40 bed structure; construction to be completed in two phases
- demolition of a portion of OIH when resident downsizing is achieved
- construction of Phase One [20 beds] with new site utilities
- transfer of residents to the new facility
- demolition of the existing structure and construction of Phase Two [20 beds]
- commencement of targeted resident population increase back to 40 residents

#### Development Options: Miacomet Road Site

The Miacomet Road site development is based on the site and architectural plans developed and presented to the BOS in January, 2017. The single story facility will include 40 skilled nursing beds and be constructed in one phase. Significant planning has been accomplished to date with this option; remaining tasks to complete include:

- formal transfer of abutting landowner property [N/F Howard]
- resolution of unrecorded habitat protection areas associated with original Sherburne Commons development
- formal submission and permitting associated with the identified Natural Heritage moth habitat, including coordination with landowner on the 80,000SF of property not being conveyed to the Town.
- completion of intensive archaeological investigation of the entire Howard parcel [4.4ac]
- negotiation with Sherburne Commons regarding site development and potential shared responsibilities
- construction of new facility, including site and utility improvements.
- transfer of residents to the new facility

#### Implementation:

There are several key steps and permits that are required prior to the construction of the new facility. These permits are required for all options noted above.

After a successful Town Meeting vote and ballot vote approval, formal engagement of an architect and Owner’s Project Manager is required. Upon selection, detailed architectural and site development plans need to be prepared. As the plans are developed, formal submission to DPH for any requested architectural waivers will be submitted for approval. All waivers must be approved and included with the formal Determination of Need application. Concurrent with the DPH review is the preparation of the DON

application, including documentation of the six evaluation factors. Local permitting reviews, including Planning and Historic District Commission will also be required prior to construction. The project is assumed to be bid under MGL Chapter 149 requirements.