



Our Island Home Feasibility Study

Nantucket Board of Selectmen

October 7, 2015

SMRT Architects and Engineers

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PLANNING

INTERIORS

ENERGY

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Agenda

- Objectives
- Skilled Nursing Today
- Program Assessment and Prototype
- OIH Existing Conditions Assessment
- Site Analysis and Development Concepts
 - Existing OIH
 - Wannacomet Water Company Site
 - Fairgrounds Site (2)
 - Sherburne Commons (East and West)
- Project Cost Discussion
- Q & A

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Objectives

- Determine best approach to house OIH residents in the future
- Understand current state care model for skilled nursing
- Consider Three Options:
 1. Renovate and expand in place
 2. Replace facility on existing site
 3. Replace facility on new site
- Assess Systems and Infrastructure at OIH today
- Assess potential sites for relocation of OIH

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Skilled Nursing Today



Skilled Nursing Today

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Skilled Nursing

- Evolution of care model over the last 15 years
- Shift from medical/institutional to resident directed model
- Address boredom, loneliness and hopelessness
- Restore resident capabilities, sense of purpose and engagement
- Move to “small house” building organization



Philosophy of Care

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Philosophy of Care:

- Resident Directed Care
- Evidence Based Design
- Patient and Family Centered Care

Themes:

- Residents participate in their care
- Residents have choices and control
- Residents are engaged and satisfied
- Residents have a sense of purpose

Outcomes:

- Capabilities increase
- Independence increases
- Activity level increases
- Functional decline reduced
- Dependence on medication reduced
- Behavioral issues diminish
- Patients happier and healthier
- Quality of life improves



Small House Characteristics

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- 10-12 residents per “house”
- Resident directed care model
- Emphasis on building community and meaningful socialization
- Clear zoning public to private
- **All private resident rooms**
- Dining area sized to accommodate “household members”
- No corridors, resident rooms open into social space
- Abundant natural light



Strong connections to nature

- Secure terrace/patio
- Walking paths
- Raised planting beds
- Sun and shade areas
- Screened in porches
- Balconies



Program & Prototype Discussion



Program Discussion

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Number of Beds

Unit Type

Unit Size

Resident Rooms (all private)

- Sitting Area
- Sleeping Area
- Private Bathroom
 - Sink
 - Toilet
 - Shower

Resident Program Spaces

- Rehab Space/Therapy Gym
- Bathing Room (with Tub)
- Activities & Dining
- Residential Kitchens
- Outdoor Spaces



Program Discussion

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Support Spaces

- Clean/Soiled/Linen
- Med Room
- Staff Work Areas
- Staff Offices
- Kitchen
- Storage

Staff Support Areas

- Staff Break Room
- Staff Locker Room
- Staff Bathroom
- Staff Conference Room

Building Support Areas

- Receiving (Adj. to loading dock)
- Mechanical Room
- Electrical Room
- Storage
- Facilities Office



Site Program

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Parking

- Number of Spaces Total
 - Staff Spaces
 - Visitor Spaces
 - Resident Space
 - Handicapped Spaces
 - Assigned or Unassigned?

Outdoor Spaces for Residents

- Terraces
- Enclosed/Secure Garden Spaces
- Trails/Exercise Space

Building Support Areas

- Loading Dock
- Dumpsters
- Recycling
- Equipment/Vehicle Storage
 - Snow Removal
 - Lawn Mowers/Tractors
 - Vehicle Storage/garage



Program

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Program Benchmarks:

Small House Model:

- 800-1,200 SF/Bed
- Assume 1,000 SF/Bed
- 45 Beds = 45,000 SF

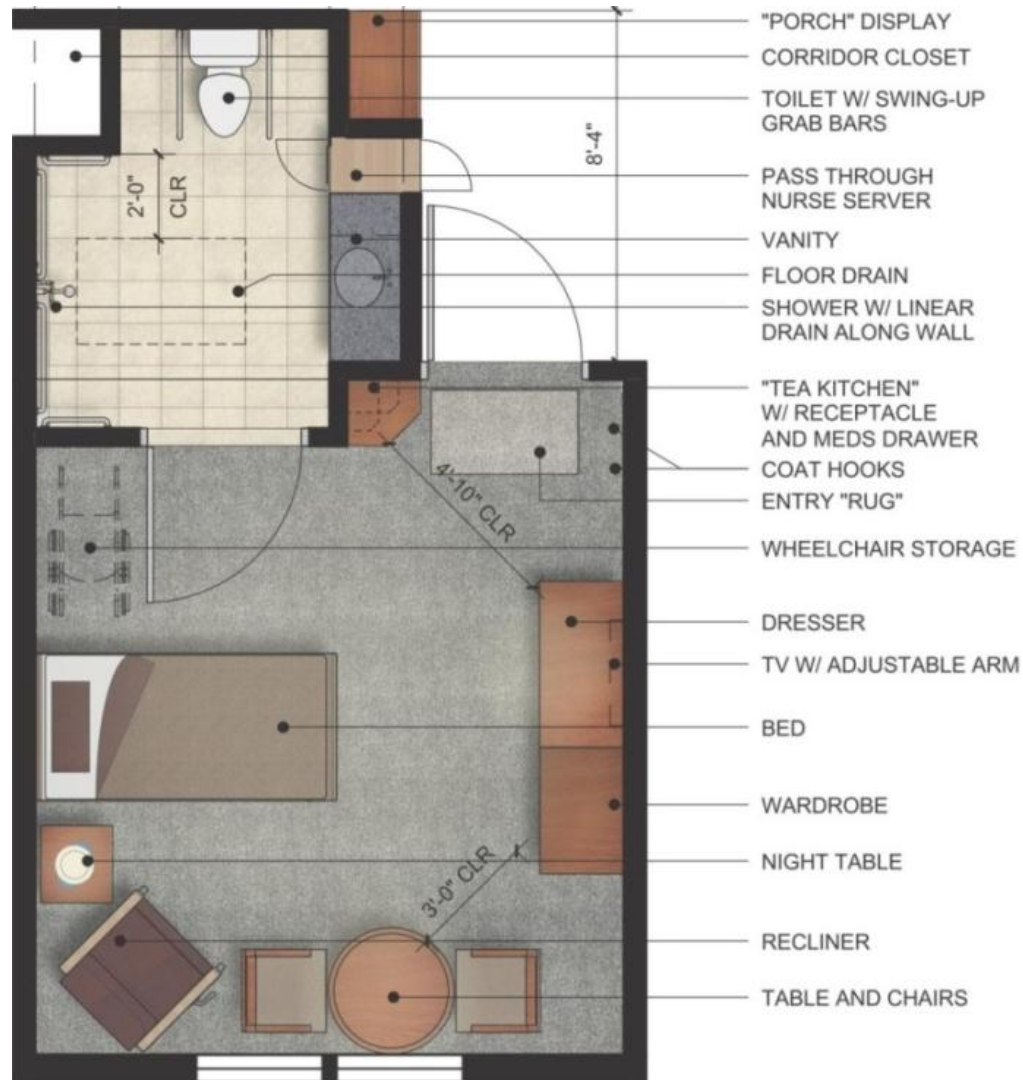
Institutional/Medical Model:

- 500-700 SF/Bed
- Assume 600 SF/Bed
- 45 Beds = 27,000 SF
- Existing OIH = 22,000 SF

PROJECT: Our Island Home 45 Bed Elder Care Facility, Nantucket					
PROJECT NO: 15126-00					
CAPACITY: 45 Residents					
SMRT					
SPACE PROGRAM					
Designated Space	FTE Staff	Unit	Unit Area Net SF	Total Area Net SF	Comments
1.0 Typical Home					
1.01 Private Resident Room	15	285	4,275		All private rooms
1.02 Private Bathroom with Shower	15	55	825		With European showers
1.03 Multipurpose Room/Living	15	25	375		
1.04 Kitchen	1	225	225		Residential style
1.05 Pantry	1	150	150		
1.06 Dining area	1	350	350		Family style
1.07 Parlor/Den	1	120	120		For family visits (or private dining area, saw either but not both)
1.08 Visitor Toilet	1	60	60		adjacent to parlor/den
1.09 Portable Equipment Alcove	2	15	30		
1.10 Personal Laundry	1	120	120		1 washer/1 dryer - folding table
1.11 Bathing Spa	1	180	180		
1.12 Resident Toilet	1	60	60		Adjacent to dining area
1.13 Laptop Workstation	1	25	25		Centrally located
1.14 Clean Linen Storage	1	80	80		
1.15 Soiled Linen Holding Room	1	80	80		Utility sink
1.16 Clean Supply Storage	1	80	80		
1.17 Sunroom	1	150	150		
1.18 Activity Storage	1	50	50		
1.19 Sensory Room	1	120	120		
Support Areas					
1.20 Staff Work Area	1	100	100		
1.21 Staff Toilet	1	60	60		
1.22 Work Stations	3	20	60		
1.23 General Storage	1	60	60		
1.24 Entry Vestibule	1	150	150		
Sub-Total Departmental Net Area				7,785	
Grossing Factor				1.45	
				11,288	
2.0 Common Areas					
2.01 Rehab Therapy Gym and Storage	1	800	800		
2.02 Rehab Therapy Workstations	3	60	180		
2.03 Large Activity Room	1	1000	1,000		
2.04 Storage for activity room	1	200	200		
2.05 Beauty Salon	1	200	200		
2.06 Treatment Room	1	130	130		
Sub-Total Departmental Net Area				2,510	
Grossing Factor				1.45	
				3,640	
3.0 Campus Support					
3.01 Kitchen & Ancillary Food Service Support	1	2000	2000		
3.02 Food Service Supervisor & Dietician Office	1	160	160		
3.03 Administrative Offices (per OIH Organization Chart)	10	80	800		Includes shared work areas
3.04 Staff Conference Room	1	400	400		
3.05 Oxygen Storage	2	25	50		
3.06 Garage	1	500	500		Sized for ambulance
3.07 Maintenance Room	1	200	200		
3.08 Elec/Tele/Data	1	120	120		
3.09 Trash/Recycle	1	150	150		
3.1 Central Mechanical Room	1	400	400		
3.11 Sprinkler/Water Room	1	150	150		
Sub-Total Campus Support Net Area				4,930	
Grossing Factor				1.45	
				7,149	
Program Summary:					
Homes x		3	33,855		
Common Areas			3,640		
Campus Support			7,149		
CAMPUS TOTAL			44,654		

Private Room Prototype

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15 Bed House Prototype

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3 House Prototype (45 Beds)

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OVERALL BUILDING AREA

45,500 SF

LEGEND

- PATIENT ROOMS
- PATIENT SUPPORT
- STAFF AREAS
- CIRCULATION & LIVING SPACE
- SUPPORT

CONCEPT DIAGRAM

Our Island Home Today



Our Island Home Today

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Building:

- 22,000 square feet
- 45 Beds – Skilled nursing beds
 - 3 Private Rooms
 - 21 Semi-Private Rooms
- Medical / Institutional Model
- Antiquated Systems
- Aging Infrastructure
- Inadequate storage
- Inadequate common space
- Does not represent a contemporary standard of care



Our Island Home Today

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Site:

- 2.57 Acres
- Limited parking – negatively impacted by adjacent Landmark House
- Limited harbor views



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OIH with Addition

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DEPARTMENT LEGEND

- PATIENT ROOMS
- PATIENT SUPPORT
- STAFF AREAS
- CIRCULATION & LIVING SPACE
- SUPPORT

RESIDENTIAL UNITS

EXISTING DOUBLES (285 SF): 15
ADDITION SINGLES (340 SF): 30

TOTAL: 45 UNITS

BUILDING AREAS

EXISTING: 22,300 SF
ADDITION: 23,300 SF

OVERALL: 45,600 SF

CONCEPT DIAGRAM

Site Assessment



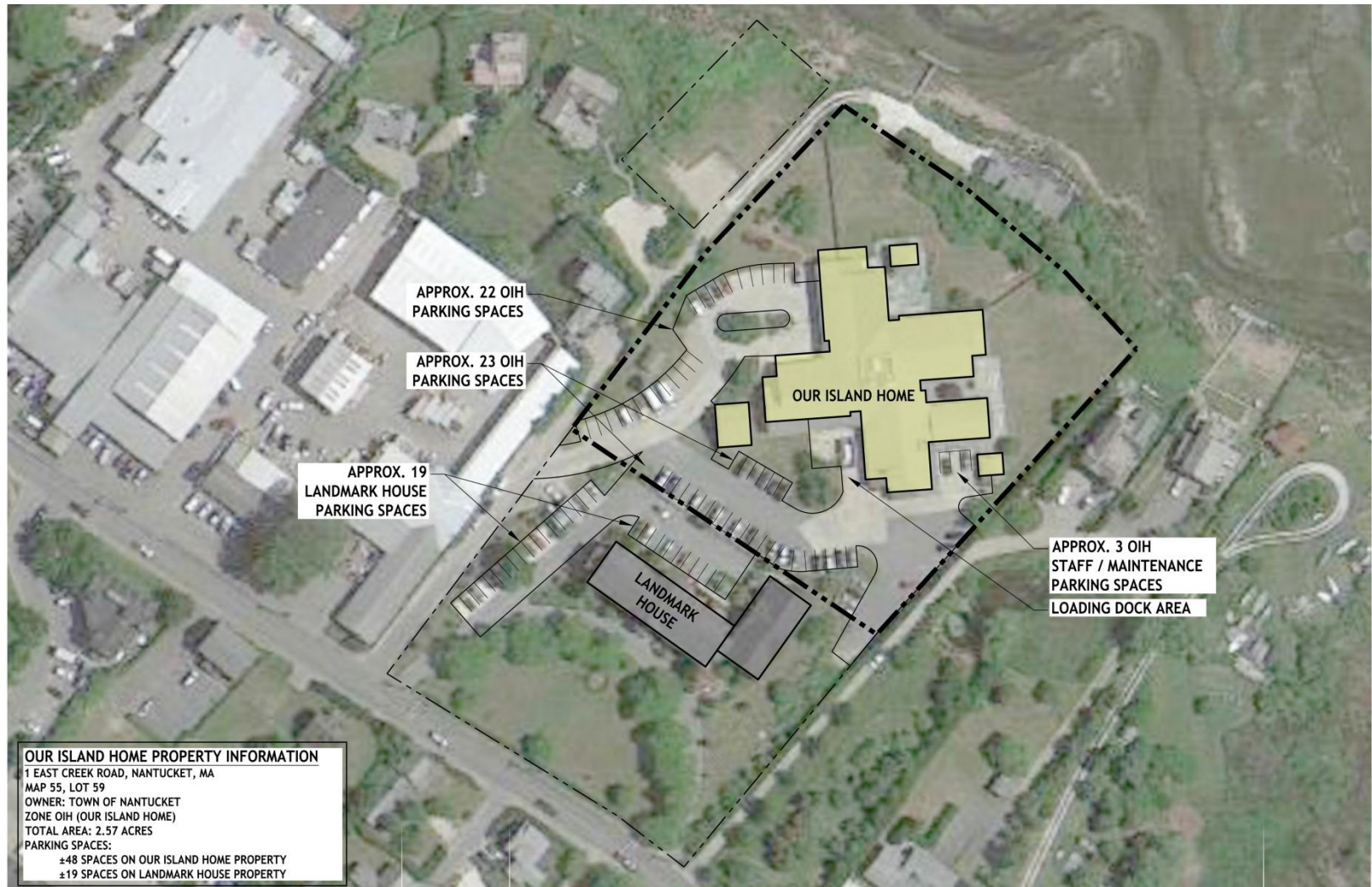
Overall Site Map

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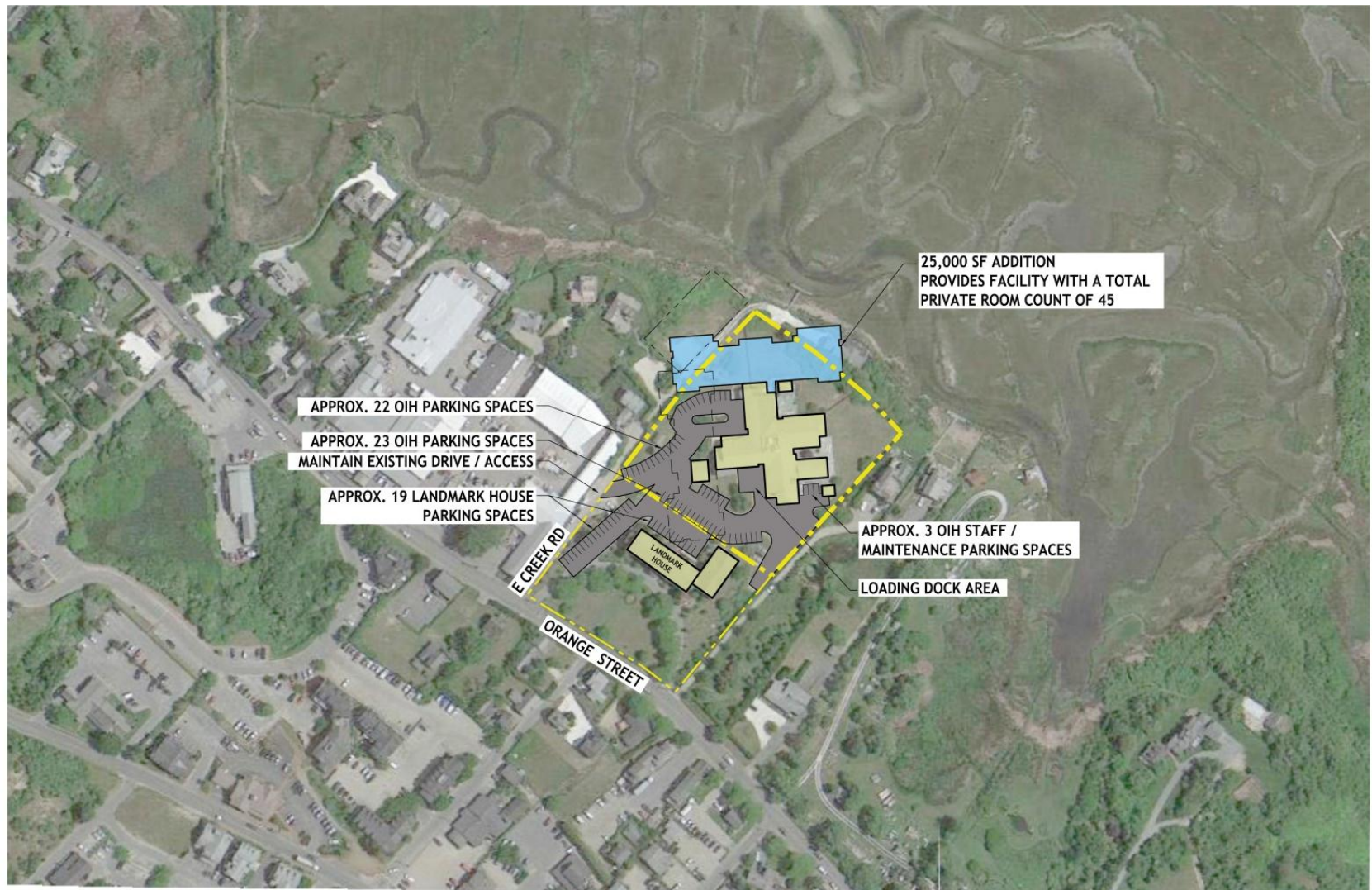
OIH – Existing Conditions

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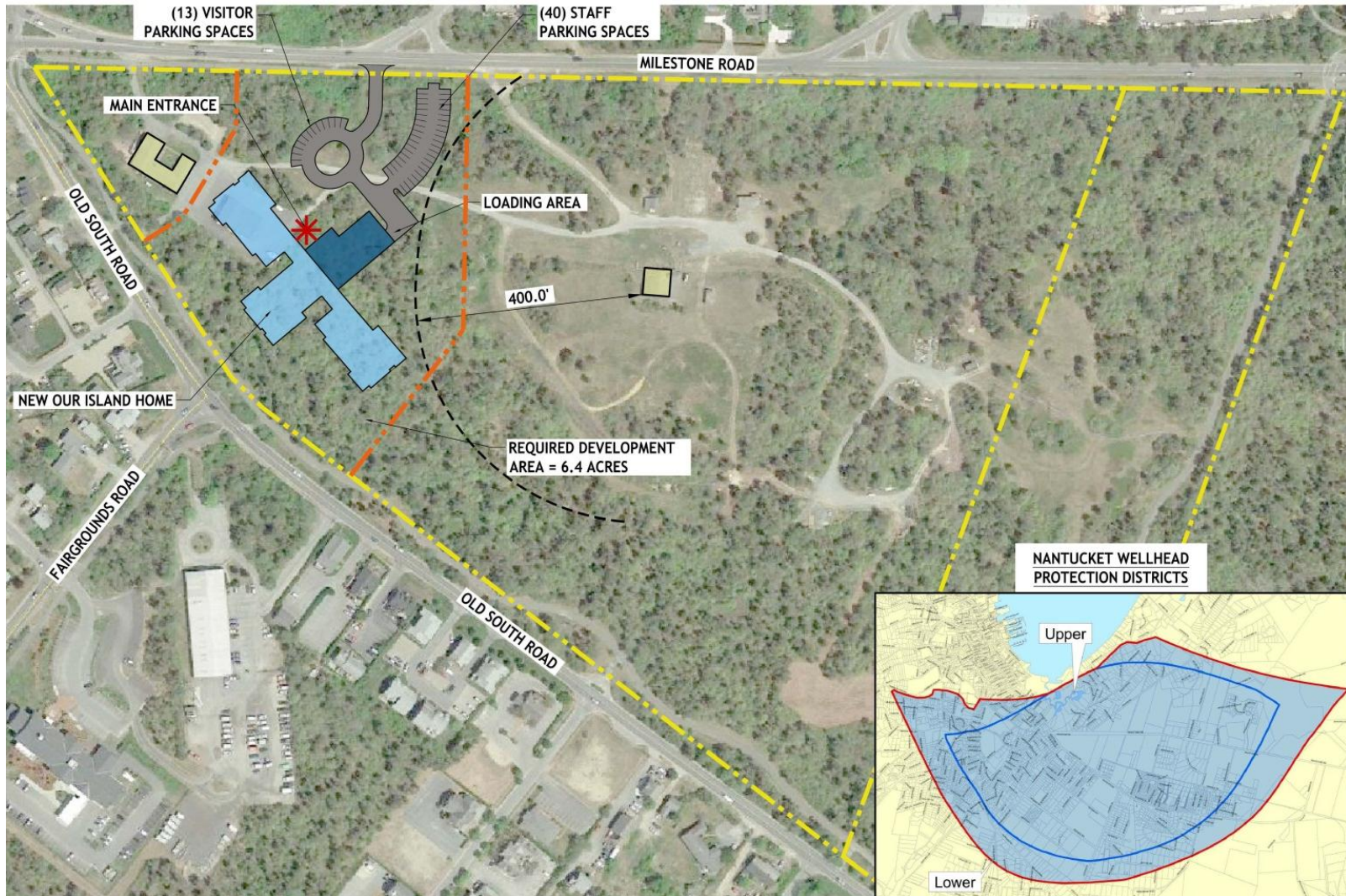
OIH Existing Site with Addition

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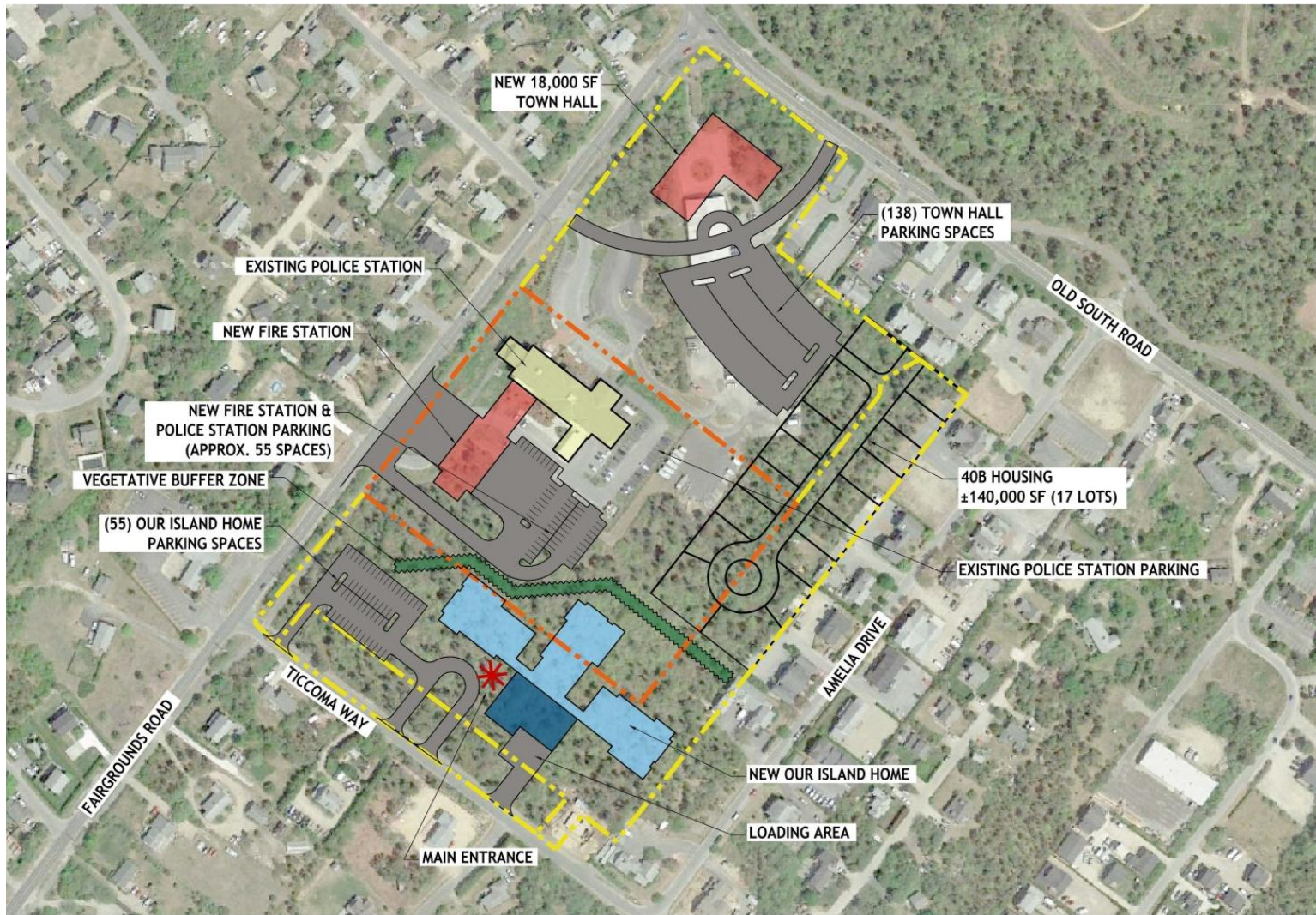
Wannacomet Water Site

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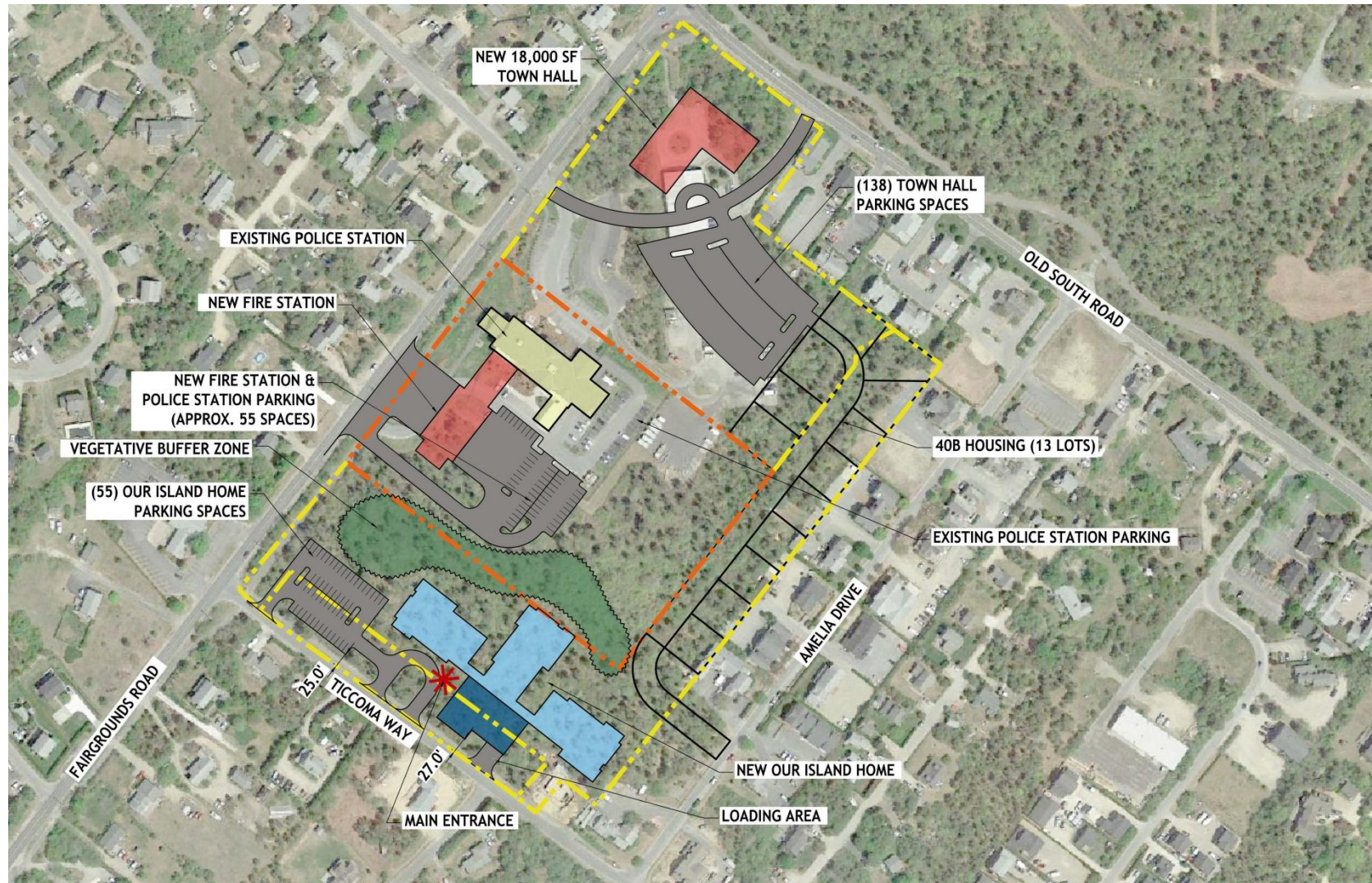
Fairgrounds Site Option

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Fairgrounds Site Option

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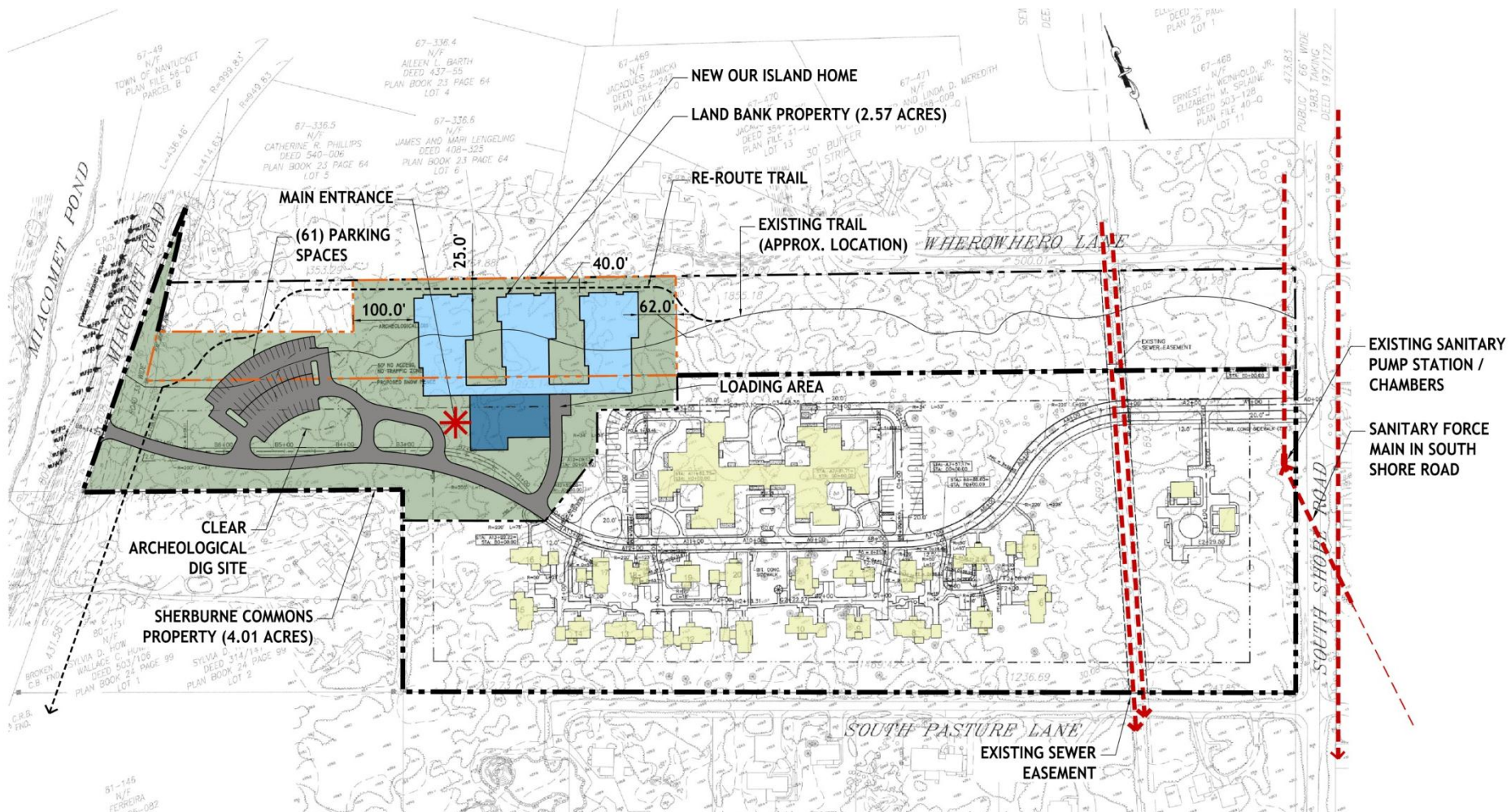


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Sherburne Commons Option

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Cost



Cost

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Order of Magnitude Cost Projection:

- Based on 45,500 s.f. building (including existing OIH demolition)
- Assume “normal” site conditions
- Expressed in “today’s dollars”
- Project cost range:

\$30,000,000 – \$35,000,000



Q & A





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