

AGENDA
Nantucket Land Bank Commission
Regular Meeting of August 12, 2025
Land Bank Conference Room, 22 Broad Street
and Via Zoom Webinar

<https://us06web.zoom.us/j/89339346940?pwd=1dTy105EgJlh7YAJaBJ75bu85FND49.1>

Webinar ID: 893 3934 6940

Passcode: 661623

Meeting Packets will be posted online: <https://www.nantucketlandbank.org/about/agendas/>

CALL TO ORDER: 4:00 P.M.

A. CONVENE IN OPEN SESSION

1. COMMISSION ACCEPTANCE OF AGENDA
2. PUBLIC COMMENT / STAFF ANNOUNCEMENTS
3. PROPERTY MANAGEMENT
 - a. 125 Somerset Road / 166 Hummock Pond Road – Project Update
 - b. 7 Nobadeer Farm Road/NRSA Expansion Project – Request for Owner’s Project Manager
 - c. 16/19 East Creek Road – Estimated Costs Update and Project Discussion
 - d. 7 Nobadeer Farm Road – Conservation Restriction Amendment
 - e. 41 Jefferson Avenue – Building Relocation Update
 - f. 65/67 Easton Street/Land Bank Rain Garden – Signage Proposal
4. REGULAR BUSINESS
 - a. Environmental Bond Bill – Summary
 - b. Community Preservation Committee – Land Bank Representative Appointment
5. LONG RANGE OBJECTIVES
 - a. Update on Long-Range Objectives from the Advisory Committee
6. TRANSFER BUSINESS
7. FINANCIAL BUSINESS
 - a. Fiscal Year 2026 Operating and Capital Budgets - Discussion
8. APPROVAL OF MINUTES
 - a. Regular Meeting of July 22, 2025
9. CONSENT ITEMS
 - a. Monthly Transfer Statistics – Review and Acceptance
 - b. Warrant Authorization – Cash Disbursements
10. COMMISSIONERS ADDITIONAL QUESTIONS AND CONCERNS

B. EXECUTIVE SESSION: *The Commission will not reconvene in open session at the*

conclusion of executive session.

1. Purpose 7 [G.L. c. 30A, § 21(a)(7)], to comply with, or act under the authority of, any general or special law, i.e., G.L. c. 30A, § 22, approval of Executive Session Minutes of 07/22/25.
2. Purpose 6 [G.L. c. 30A, § 21(a)(6)], to consider the purchase, exchange, lease or value of real property if the chair declares that an open meeting may have a detrimental effect on the negotiating position of the public body

C. ADJOURNMENT



Nantucket Land Bank Commission
Regular Meeting of August 12, 2025 (4pm)
Land Bank Conference Room, 22 Broad Street, Nantucket, MA

STAFF REPORT

1. PROPERTY MANAGEMENT

a. 125 Somerset Road / 166 Hummock Pond Road – Project Update

Staff have been meeting weekly with ACG, Owner's Project Manager, and SMRT, Architectural and Engineering Design Services, to develop facility improvements at 125 Somerset Road and 166 Hummock Pond Road. SMRT will attend the meeting to present building plans, answer questions and gather feedback.

In summary, three buildings are proposed across the two sites with a combined construction and demolition cost estimated at \$9 million. Including design and project management services, the project is estimated at 10.9 million.

Cost estimates are underway that are expected to clarify the price. At this time, it is important to understand if the Commission would like to proceed with the current design or is looking to cut costs.

125 Somerset Road:

- 3-Bay garage with offices on the second floor to replace a one bay garage that will be repurposed on the property.

166 Hummock Pond Road:

- 6-bay garage for equipment storage to replace a concrete block garage.
- 3-bedroom duplex to replace the existing 3-bedroom house.

SMRT's presentation is included in the meeting packet for review.

b. 7 Nobadeer Farm Road/NRSA Expansion Project – Request for Owner's Project Manager

Representatives of the NRSA will attend the Land Bank meeting to detail their proposed expansion project and funding mechanisms, which they touched upon during their update for the Commission on July 7. After discussions with Land Bank staff, the NRSA will be asking for the Commission to support the cost of a project manager to oversee the construction and installation of the court expansion. The NRSA presentation is included in

the meeting packet. However, the NRSA is still in the process of finalizing the cost of a project manager, and therefore that information will be presented at the meeting.

c. 16/19 East Creek Road - Estimated Costs Update and Project Discussion

PARE has completed the estimated cost updates for the 16/19 East Creek project as originally designed. The estimate is approximately \$500,000 higher than it was in 2023, with an estimated total project cost of approximately \$4.9 million. A comprehensive breakdown and range are included in the meeting packet.

Project costs will be reviewed at Tuesday's meeting and based on the new price estimate, Commissioners will be asked to consider 1) moving forward with the project as designed, or 2) exploring areas for reductions.

d. 7 Nobadeer Farm Road – Conservation Restriction Amendment

Staff are working with Verrill Law, Avalon Consulting and the Massachusetts Natural Heritage and Endangered Species Program to explore a potential amendment to the 7 Nobadeer Farm Road Conservation Restriction. The Conservation Restriction (CR) was established and recorded during the environmental permitting that accompanied the development of the Nobadeer Ballfields. It appears that the CR may mistakenly include the County Road layout, which is owned by the Town of Nantucket. There are several steps that must be taken to accurately identify and remedy this issue, which are currently underway.

e. 41 Jefferson Avenue – Building Relocation Update

The procurement process for relocating the buildings from 41 Jefferson Avenue has begun. Included in the meeting packet is a detailed outline of the procurement steps and timeframe for moving all housing from the 41 Jefferson Avenue property to other sites.

f. 65/67 Easton Street/Land Bank Rain Garden – Signage Proposal

Staff are requesting Commission approval to work with a local designer on an informational sign for the Land Bank Rain Garden.

The purpose of the informational sign at the Land Bank Rain Garden is to educate the public on the function of the park and explain, "What is a Rain Garden?" The sign will feature an illustration of the park that highlights certain functional features and plants.

The illustrator, Morgan Raith Design, LLC, is well versed in creating illustrations for public communication. She has worked with other local organizations including the Town of Nantucket on their Oyster Upweller informational sign at Straight Wharf.

She will create a design unique to the Land Bank, and staff will work with her during this 2-month process. The cost is \$7,500 and her proposal is included in the meeting packet.

2. REGULAR BUSINESS

a. Environmental Bond Bill – Summary

On June 24 Governor Maura Healey introduced the “Mass Ready Act”. According to a press release by the Governor’s office, “This is a historic bill that proposes nearly \$3 billion in bond authorizations to strengthen infrastructure and protect Massachusetts communities against increasing extreme weather events.

This legislation focuses on crucial infrastructure improvements, including upgrades to roads, dams, and bridges, and establishes a Resilient Revolving Fund for these types of projects. It also streamlines permitting for priority housing, culvert replacements and salt marsh restoration projects by cutting redundant reviews and improving coordination. The bill invests in farming and coastal economies and provides communities with resources to reduce flood and heat risk. Finally, the Mass Ready Act emphasizes the protection of water and nature by ensuring safe drinking water, restoring our waterways and preserving vital habitats for wildlife.”

Staff will provide a summary of the key components of the Act and discuss how this may impact funding and municipal priorities throughout the Commonwealth over the next 5 years.

b. Community Preservation Committee – Land Bank Representative Appointment

Staff recommend that the Commission vote to re-appoint Eleanor Antonietti as the Land Bank representative to the Community Preservation Committee.

3. FINANCIAL BUSINESS

a. Fiscal Year 2026 Operating and Capital Budgets - Discussion

The fiscal year 2026 draft operating and capital budgets are included in the meeting packet for Commission review and discussion.

Nantucket Land Bank Maintenance Facilities

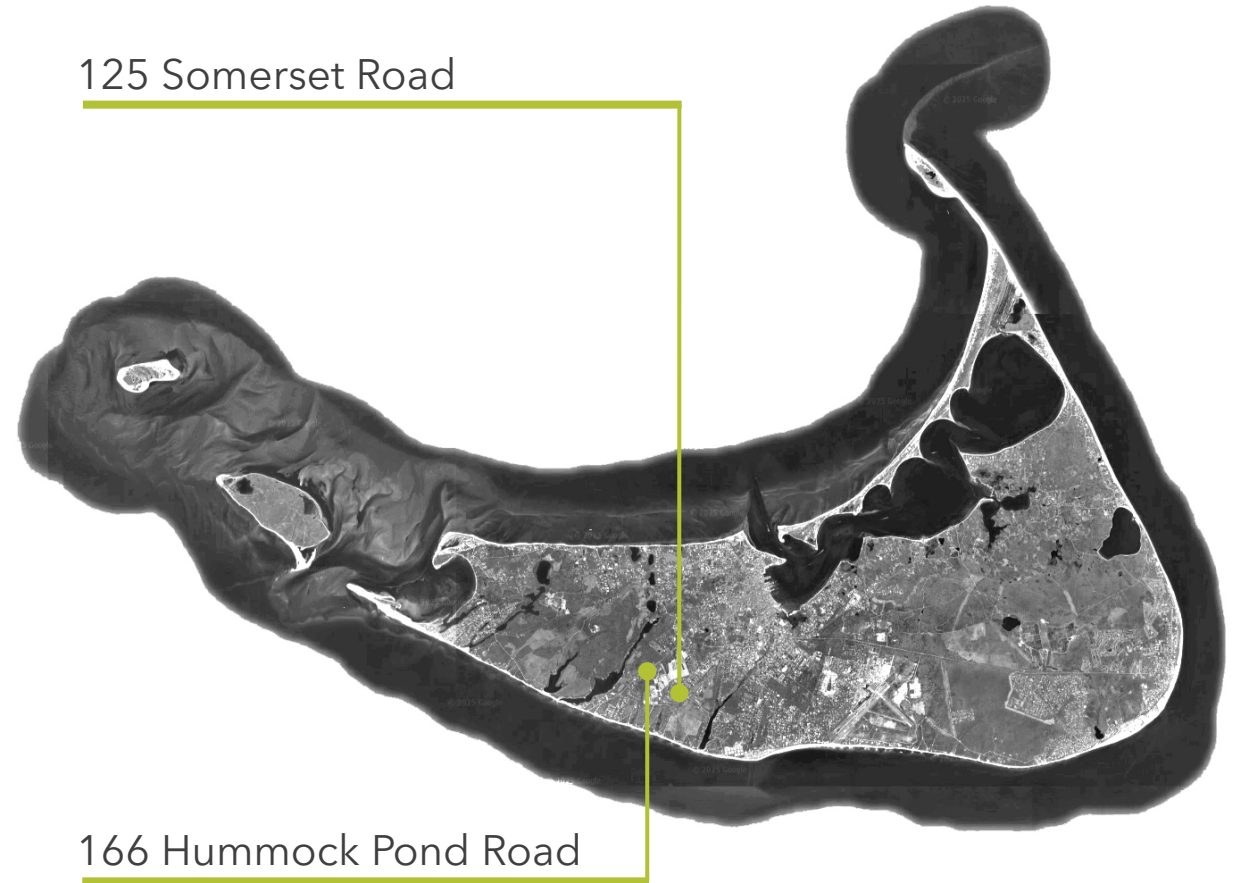
Land Bank Commission Meeting
August 12, 2025

Agenda

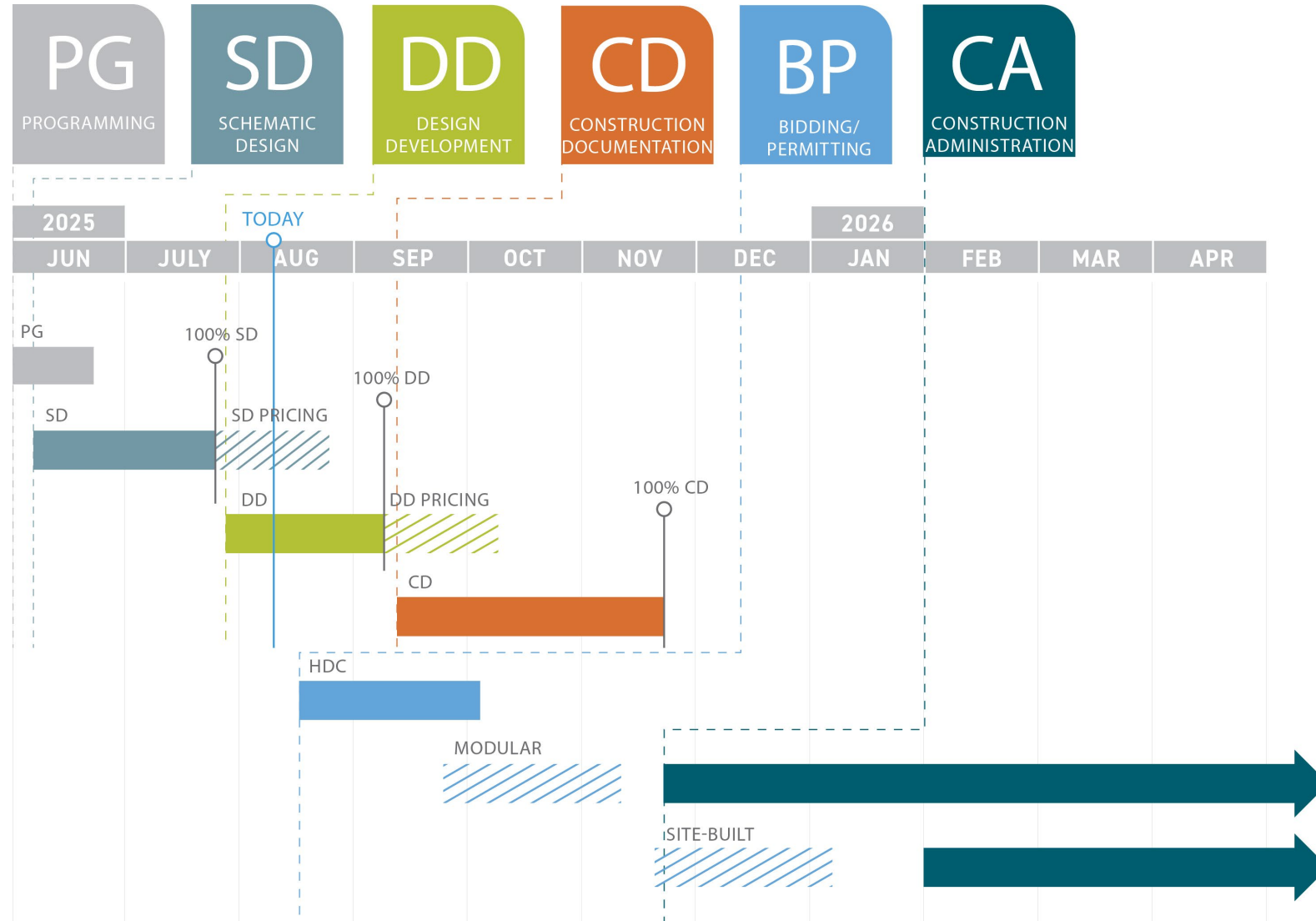
1. Project Overview
2. Project Schedule
3. 125 Somerset Road
4. 166 Hummock Pond Road
5. Next Steps

Project Overview

- 125 Somerset Road
 - Demolition of existing slab/foundation
 - Two-story mixed-use structure
 - Maintenance / storage
 - NLB staff offices
- 166 Hummock Pond Road
 - Demolition of two existing structures
 - Employee housing
 - Modular duplex
 - Storage building
 - Six-bay single-story structure
 - Cold storage
- Projected Budget
 - \$9M construction budget



Project Schedule

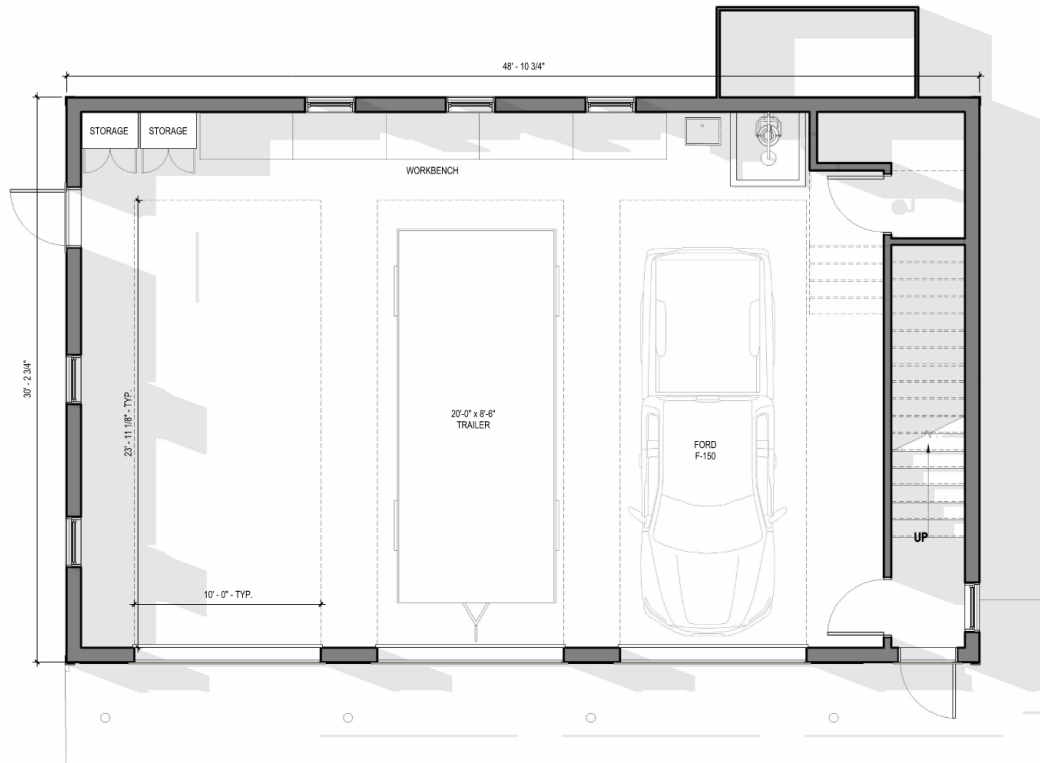


Proposed Work - 125 Somerset Road

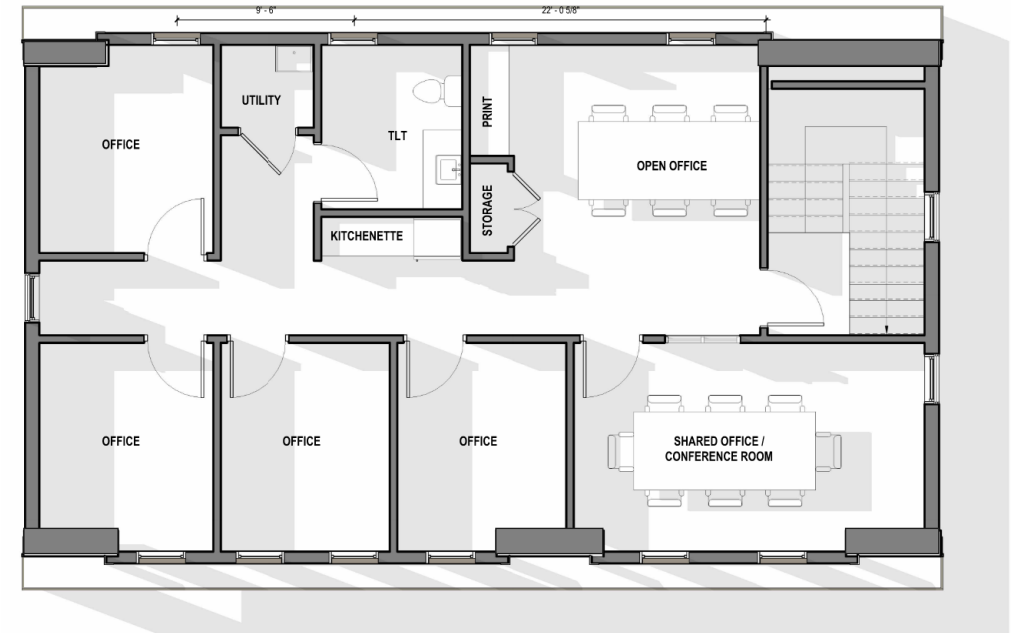


- Primary Goal
 - Three-bay heated garage w/ offices for Resource Management Department
- Scope of Work
 - Demolition of existing slab/foundation
 - Two-story mixed-use structure
 - Ground Level - 1,482 SF
 - Three-bay maintenance and storage
 - Workbench and materials storage
 - Second Level - 1,360 SF
 - Private Offices
 - Conference room / shared office
 - Open office
 - Utility / toilet / storage

Proposed Work - 125 Somerset Road



Ground Level
1,482 SF



Second Level
1,360 SF

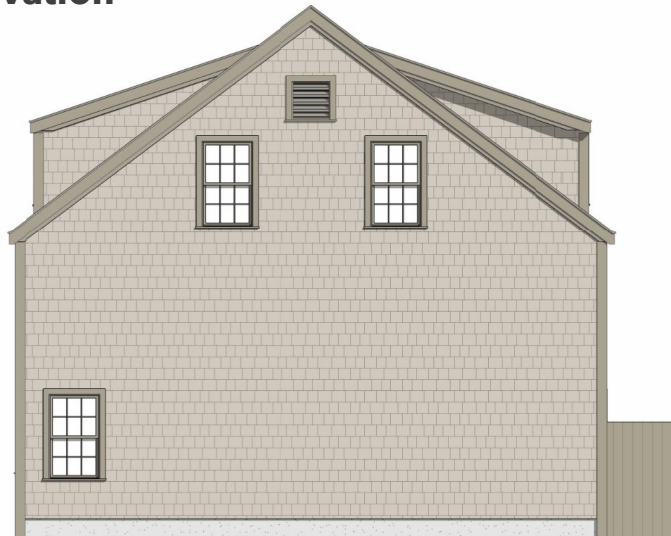
Proposed Work - 125 Somerset Road



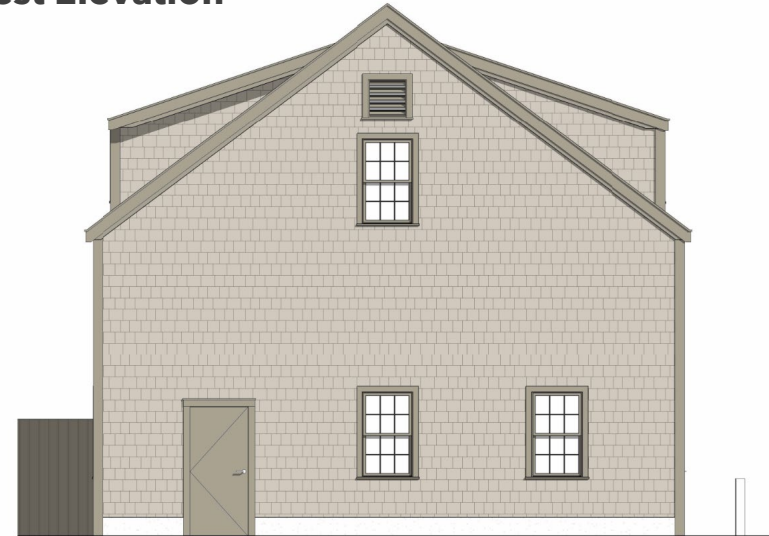
East Elevation



West Elevation

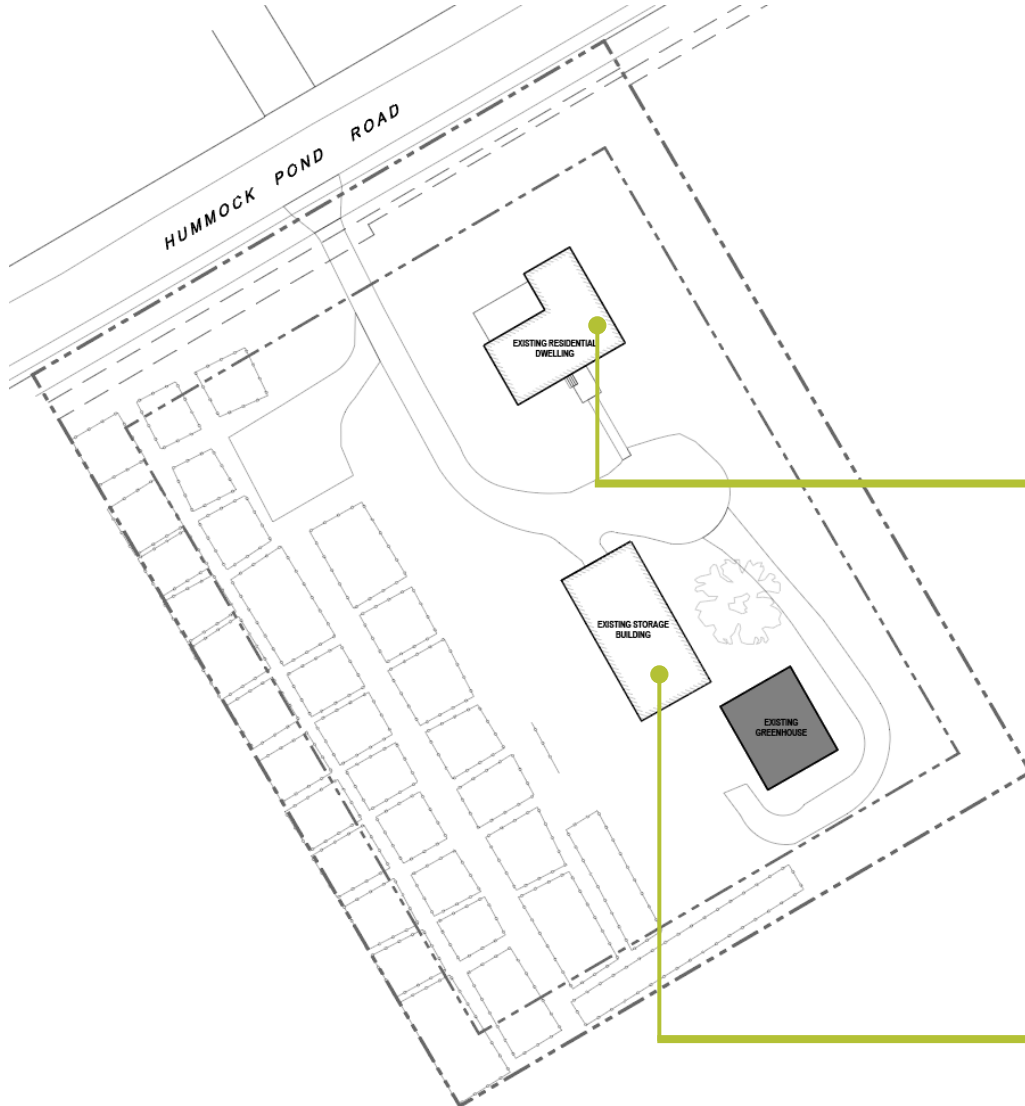


North Elevation



South Elevation

Existing Conditions - 166 Hummock Pond Road

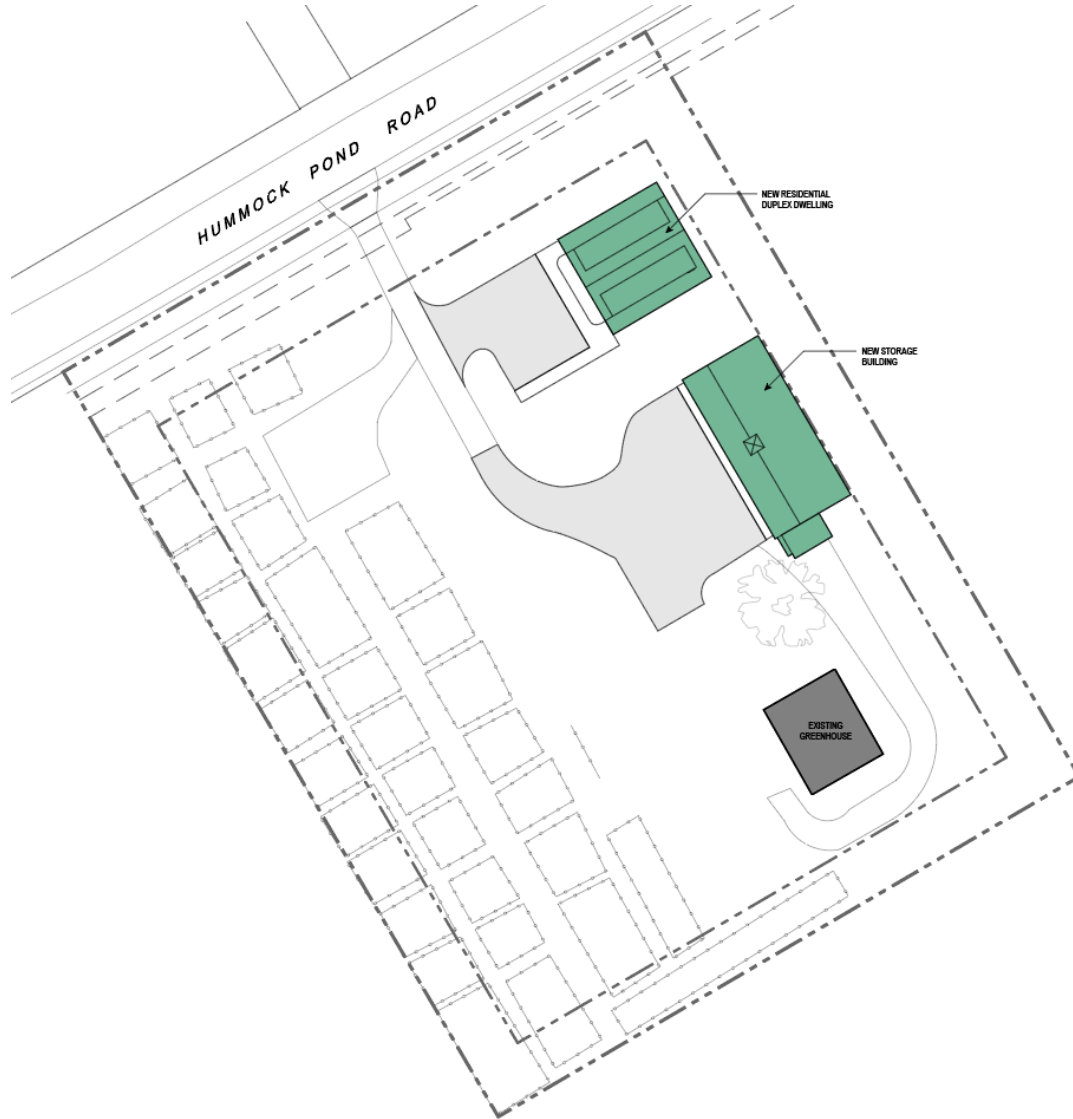


Existing Dwelling (to be demolished)



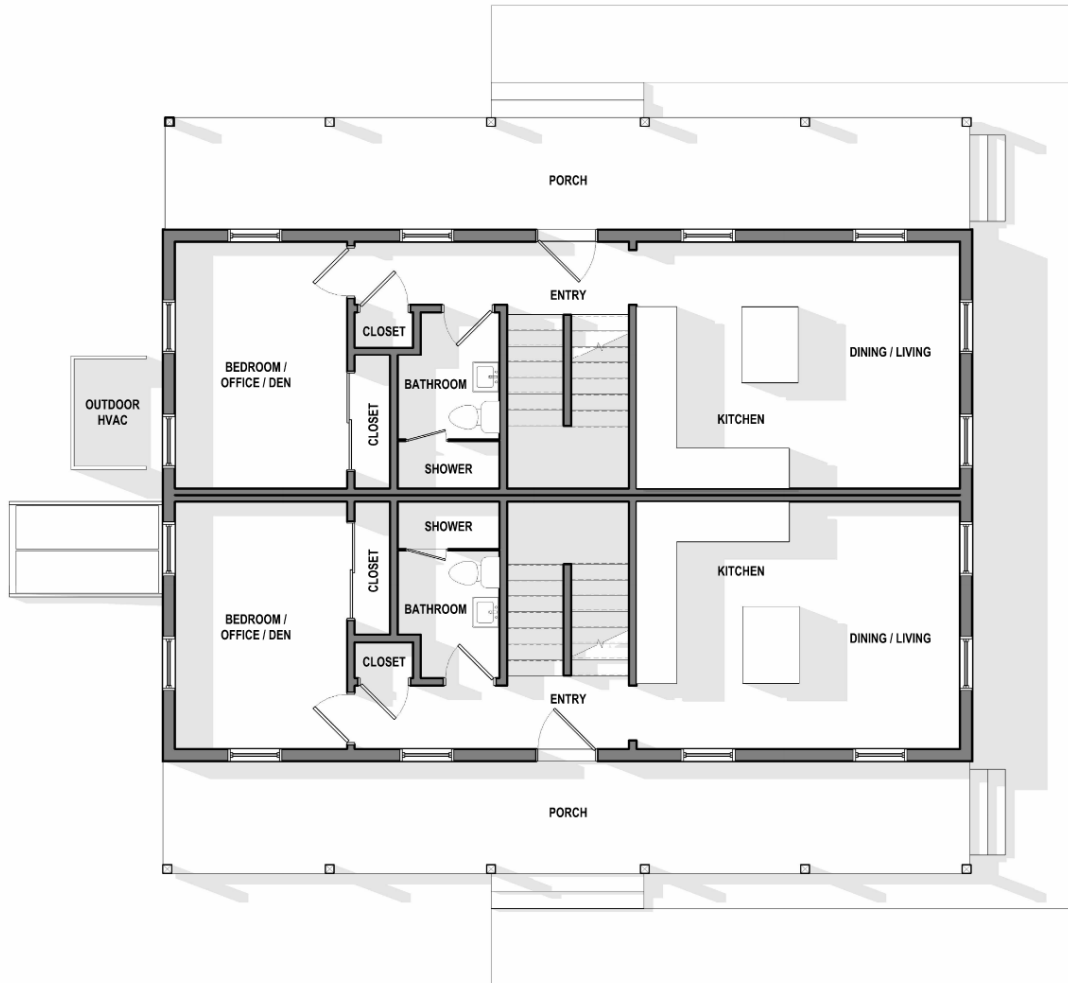
Existing Storage Building (to be demolished)

Proposed Work – 166 Hummock Pond Road



- Primary Goal
 - NLB Employee housing and easily accessible equipment and vehicle storage
- Scope of Work
 - Demolition of two existing buildings
 - Residential Dwelling
 - Two-story modular duplex
 - 3-bed / 3-bath (each)
 - Full basement (utility / laundry / storage)
 - Storage Building
 - Single-story
 - Unheated
 - Six vehicle bays
 - Utility / toilet / storage

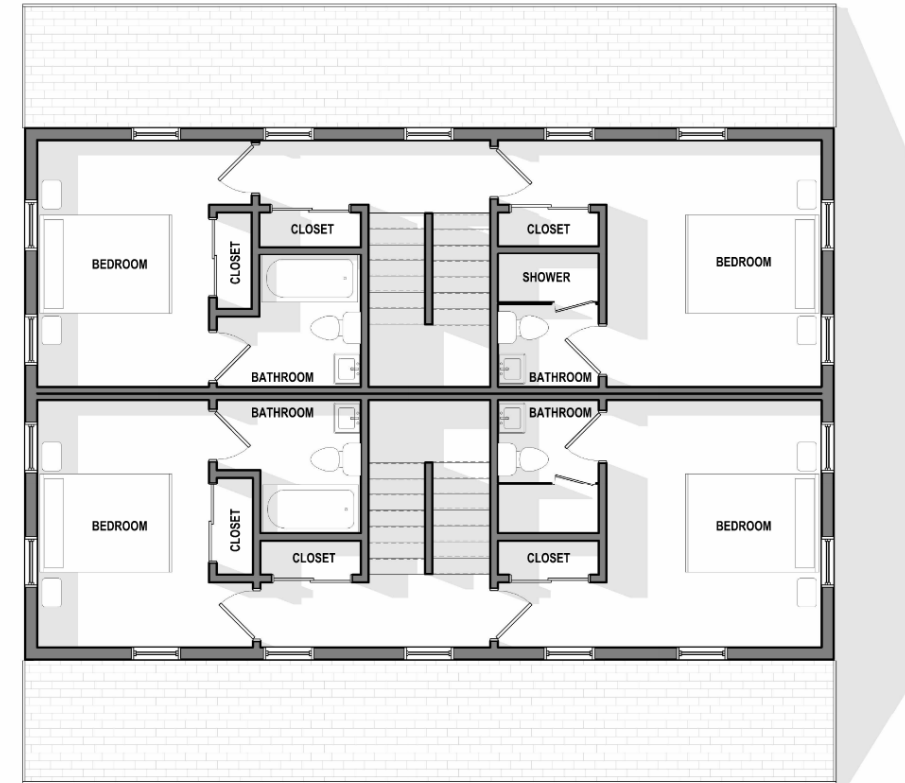
Proposed Work - 166 Hummock Pond Road



Ground Level

1,170 SF

Basement: 1,170 SF (not shown)



Second Level

1,170 SF

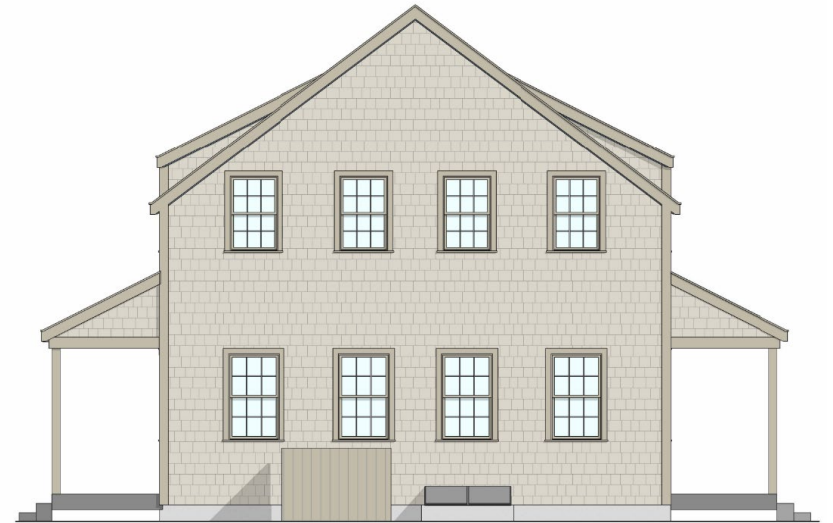
Proposed Work - 166 Hummock Pond Road



North / South Elevation

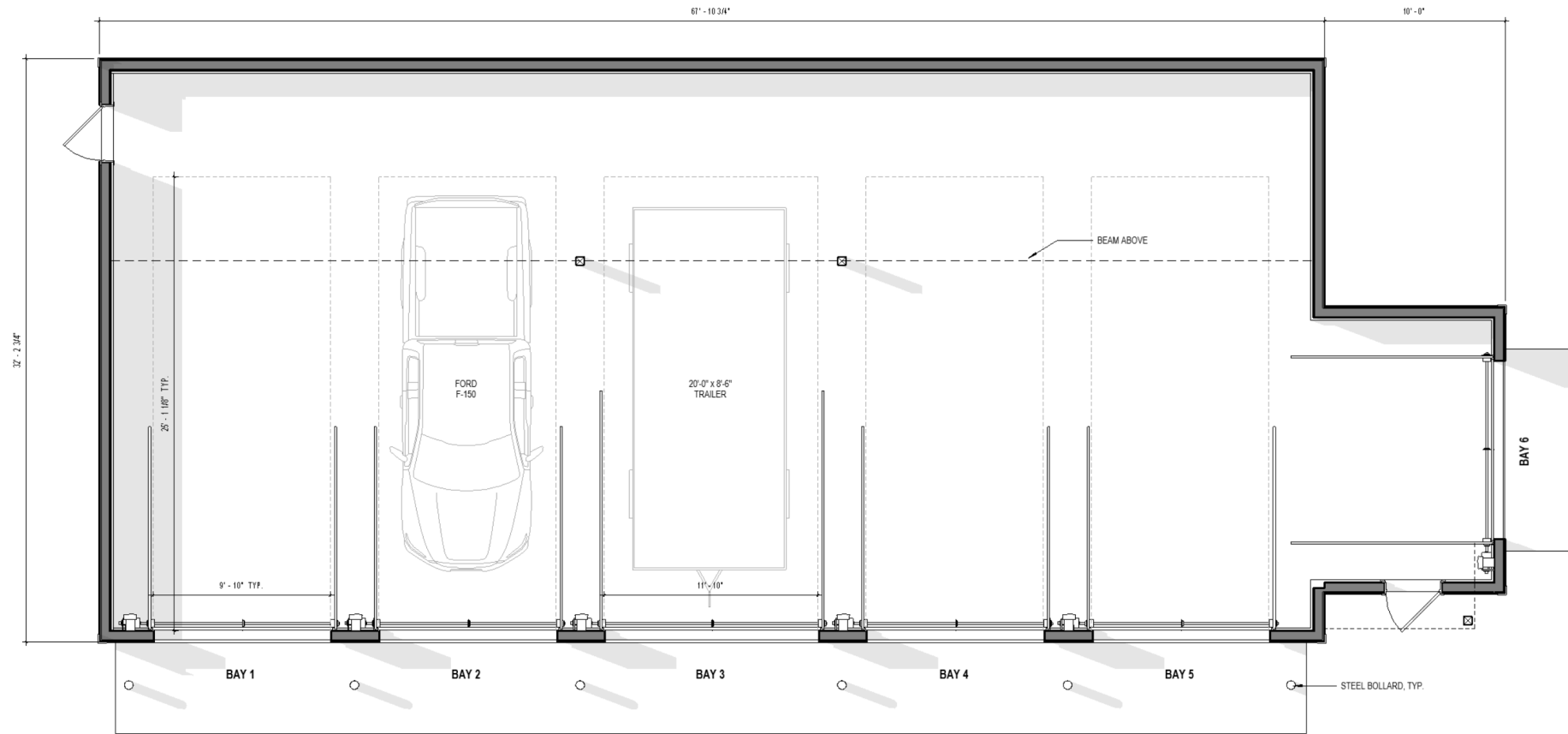


West Elevation



East Elevation

Proposed Work - 166 Hummock Pond Road



Ground Level
2,348 SF

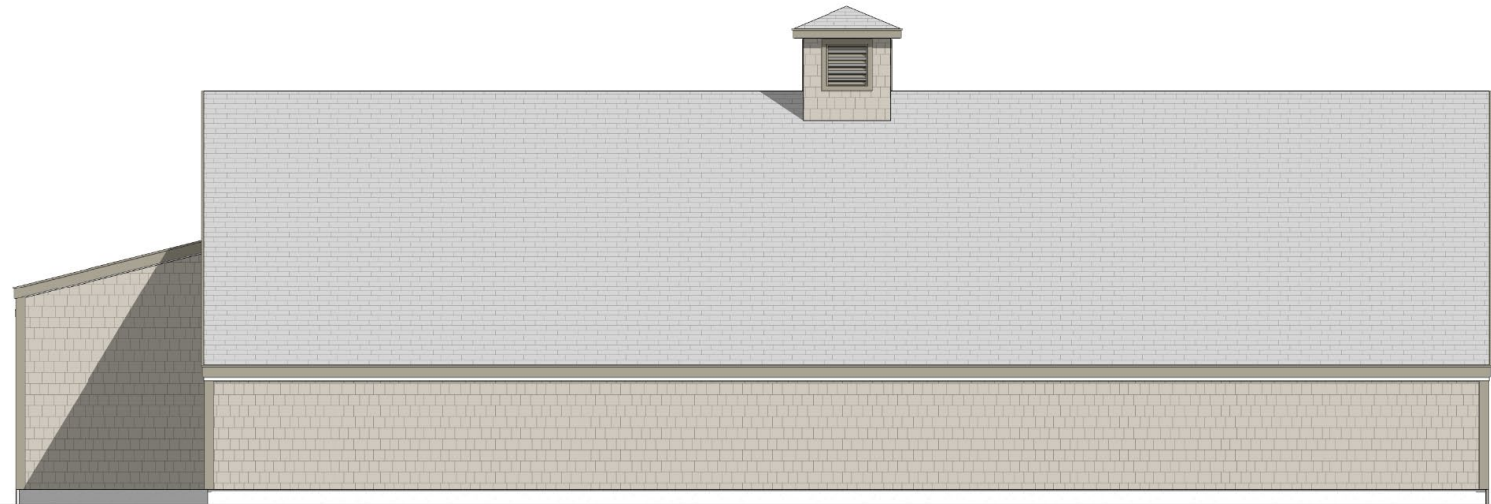
Proposed Work - 166 Hummock Pond Road



West Elevation

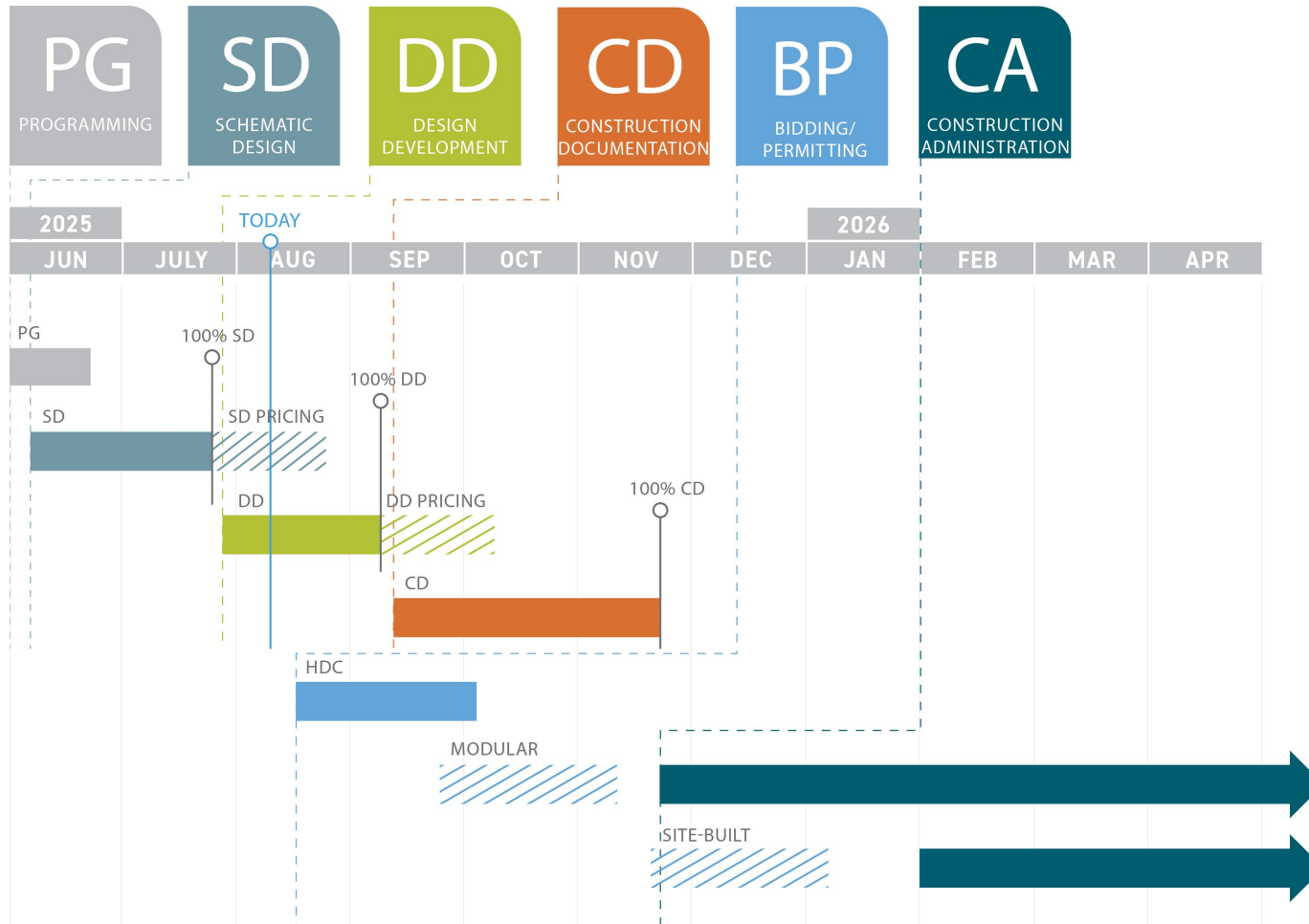


South Elevation



East Elevation

Next Steps



Design:

1. SD Cost Estimate - Ongoing
2. Design Development (August - September)
 - Finalize building design for HDC submission
 - Finalize Modular Design for bid RFP
3. Construction Documents (September - November)
 - Finalize site-built structures for bid

Bidding / Permitting:

1. HDC Submission (August 18 submission)
2. Modular Package RFP (September)
3. Site-Built Issued for Bid (November)
4. Construction (Fall 2025 - Fall 2026)
 - Modular: Fall 2025 - Fall 2026
 - Site-built: Winter 2026 - Fall 2026
5. Move-in (Fall 2026)

Next Steps

Category	Budget
OPM Fees	\$533,540
A&E Fees	\$768,981
Construction Costs	\$9,000,000
Contingency	\$495,000
Misc. Costs	\$118,000
Total Project Costs	\$10,915,521

Design:

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 - Site-built: Winter 2026 - Fall 2026
5. Move-in (Fall 2016)

Questions?

Nantucket Land Bank Maintenance Facilities
Land Bank Commission Meeting
August 12, 2025

SCHEMATIC DESIGN REPORT

Nantucket Land Bank Maintenance Facilities

Nantucket, MA
Project No: 25057

Submitted by:

SMRT Architects and Engineers
July 24, 2025
smrtinc.com



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Design Narratives

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NLB Maintenance Facilities – Nantucket, MA

SD Narrative – July 24, 2025

Introduction

Overview

The Nantucket Land Bank is constructing new facilities at two of their properties. At their main campus on 125 Somerset Road, they are constructing a new mixed-use maintenance facility structure. At the 166 Hummock Pond Road satellite campus, they are constructing new employee housing as well as a storage facility. The new structure will replace existing structures at both properties – which will be relocated (125 Somerset) or demolished (166 Hummock Pond) ahead of the construction of the new structures and under a separate contract. The new structures will support the Land Bank by housing equipment, machinery, and supplies. In addition, office space will be provided for Land Bank staff at the 125 Somerset structure.

General Description

The proposed structure at 125 Somerset Road will be a two-story building with a roughly 1,500 SF footprint. The ground floor consists of a three-bay garage to be used for storage and repair work of vehicles and machinery, including perimeter storage and workbench area. The second floor will house offices for NLB staff, with four dedicated private offices, a conference room, open office area, as well as storage, utility, and toilet room.

The proposed storage building at 166 Hummock Pond Road will be an unconditioned structure with electricity for lighting and overhead door operators, only. The storage building is proposed with six overhead doors, five on the primary long elevation, with the sixth on the gable end of the building.

Employee housing at 166 Hummock Pond Road will be a duplex with (2) three-bedroom units. This structure is proposed to be modular construction, prefabricated off-site and installed by the manufacturer.

In keeping with the design guidelines for the Town of Nantucket, all buildings will be designed as simple gable structures with dormers with typical Nantucket exterior elements: western cedar shingle siding, cedar trim, asphalt shingle roofs, and simple punched openings.

Sustainability Narrative

This sustainability assessment focuses on evaluating the potential for on-site renewable energy generation across three existing buildings on Nantucket Island, Massachusetts. Our scope centers on establishing a baseline of energy consumption for each building using early-stage energy modeling, which serves as a foundation for analyzing the feasibility of roof-mounted photovoltaic (PV) systems. While energy modeling was used to quantify predicted performance, the primary objective of this study is to assess the technical and spatial viability of PV installations and estimate their potential energy contribution. The analysis is intended to support informed decision-making by offering clear context around energy use, renewable energy potential, and alignment with long-term sustainability goals.

Code and Reference Standards

The design adheres to energy and thermal requirements as defined by Massachusetts adopted codes. These standards serve as the foundation for energy modeling and analysis:

International Energy Conservation Code (IECC), 2021 Edition –

Residential: 225 CMR Chapter 22

Commercial: 225 CMR Chapter 23

American Society of Heating, Refrigerating and Air-Conditioning Engineers (ASHRAE) Standard 90.1-2016, Energy Standard for Buildings Except Low-Rise Residential Buildings

American Society of Heating, Refrigerating and Air-Conditioning Engineers (ASHRAE) Standard 90.2-2018, Energy Efficient Design of Low-Rise Residential Buildings (Reference only)

Energy Analysis

Preliminary energy models were developed using schematic-level building geometry, orientation, and envelope assumptions. The models incorporate early assumption for HVAC systems, lighting power densities, and occupancy schedules to simulate annual energy use. The models simulate annual energy consumption using climate data specific to the project's location, providing a baseline Energy Use Intensity (EUI) and identifying key drivers of energy demand. Energy analysis does not reflect actual energy usage. No energy model was produced for 166 Hummock Road Storage building since it is unconditioned, however, energy consumption was estimated by predicted lighting power density.

IECC 2021 Climate Zone: 5A (Nantucket, MA)

Table for EUI Breakdown:

Building	Building Area	Energy Use Intensity (EUI)	Hours of Operation
125 Somerset - Office	2,699 sq.ft.	24 kBtu/ft ² /yr	8 am – 6 pm
166 Hummock - Duplex	3,983 sq.ft.	14 kBtu/ft ² /yr	24 hours
166 Hummock - Storage	2,334 sq.ft.	1 kBtu/ft ² /yr	N/A (Unconditioned)

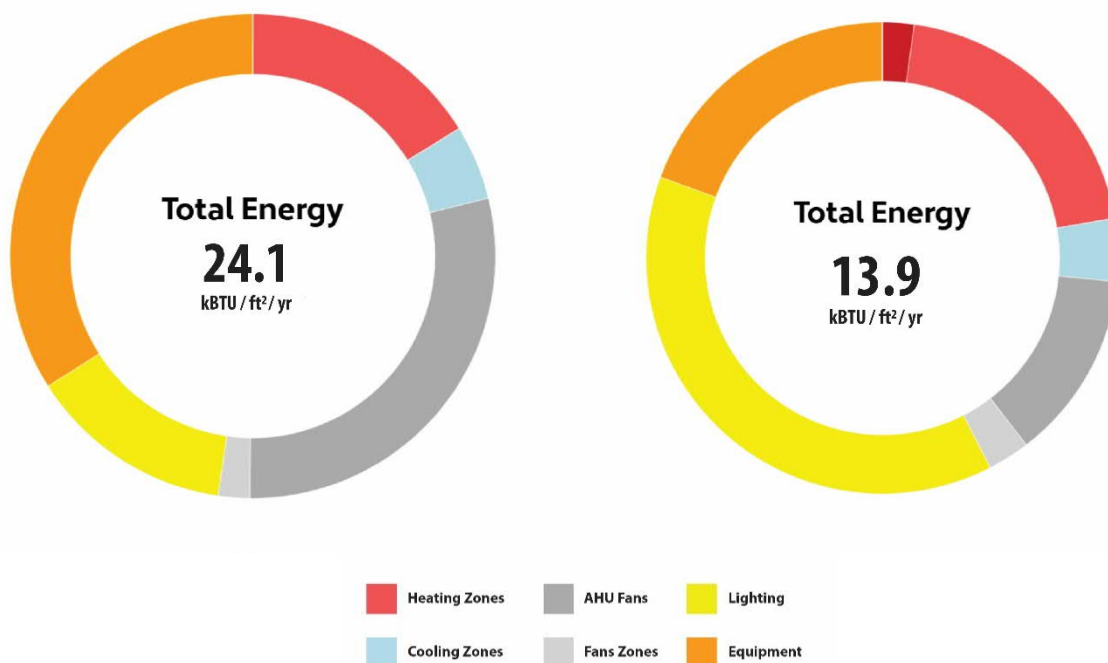
NLB Maintenance Facilities – Nantucket, MA

SD Narrative – July 24, 2025

These graphics represent the estimated annual energy consumption per square foot, segmented by end use (e.g., heating, cooling, lighting, plug loads, etc.). The models were developed using early-stage assumptions based on available building data, typical occupancy patterns, and regional climate conditions. While the primary purpose of the modeling was to establish a baseline for evaluating photovoltaic feasibility, the EUI breakdown also provides insight into the relative impact of different energy systems and usage patterns. This information can help identify potential areas for future efficiency improvements and contextualize the scale of renewable energy needed to offset building demand.

125 Somerset Road
Baseline Energy Use Intensity

166 Hummock Road Duplex
Baseline Energy Use Intensity



Both the 125 Somerset Office building and the 166 Hummock Road Duplex were analyzed using the applicable provisions of the 2021 International Energy Conservation Code (IECC) — commercial for the office and residential for the duplex—to evaluate compliance and performance relative to the baseline energy code.

Opportunities for Improvement:

- Envelope Optimization: Enhancing insulation levels and reducing thermal bridging in the wall and roof assemblies can significantly reduce heating and cooling loads
- System Efficiency: All electric

Photovoltaic Analysis

A key component of the sustainability strategy for this project is the integration of on-site renewable energy systems, with a focus on photovoltaic (PV) technology. During schematic design, both proposed sites were evaluated for their solar energy potential to determine the feasibility and impact of PV installations.

Incorporating photovoltaic (PV) systems into the project design presents a significant opportunity to reduce operational energy costs and support long-term sustainability goals. By harnessing solar energy, the building can generate clean, renewable electricity on-site, decreasing reliance on fossil fuels and lowering greenhouse gas emissions. This strategy aligns with net-zero energy objectives and enhances compliance with advanced energy codes such as the Massachusetts Specialized Opt-in Code. Beyond environmental benefits, PV systems contribute to energy resilience and offer financial advantages through utility savings and potential incentives. Evaluating each site's solar exposure, roof area, and shading conditions allows us to estimate the system's capacity and its potential to offset a meaningful portion of the building's energy demand.

Potential incentives or tax credits, which may further reduce installation costs, are not accounted for in this analysis. Analysis also assumes an array system efficiency of 86% - system efficiency will impact the area required for the array.

Modeling Assumptions:

Installation costs: \$3.10 per Watt

Nantucket Electricity Rate: \$0.20 per kWh

Renewable Energy Credits (REC)*: \$0.038 per kWh

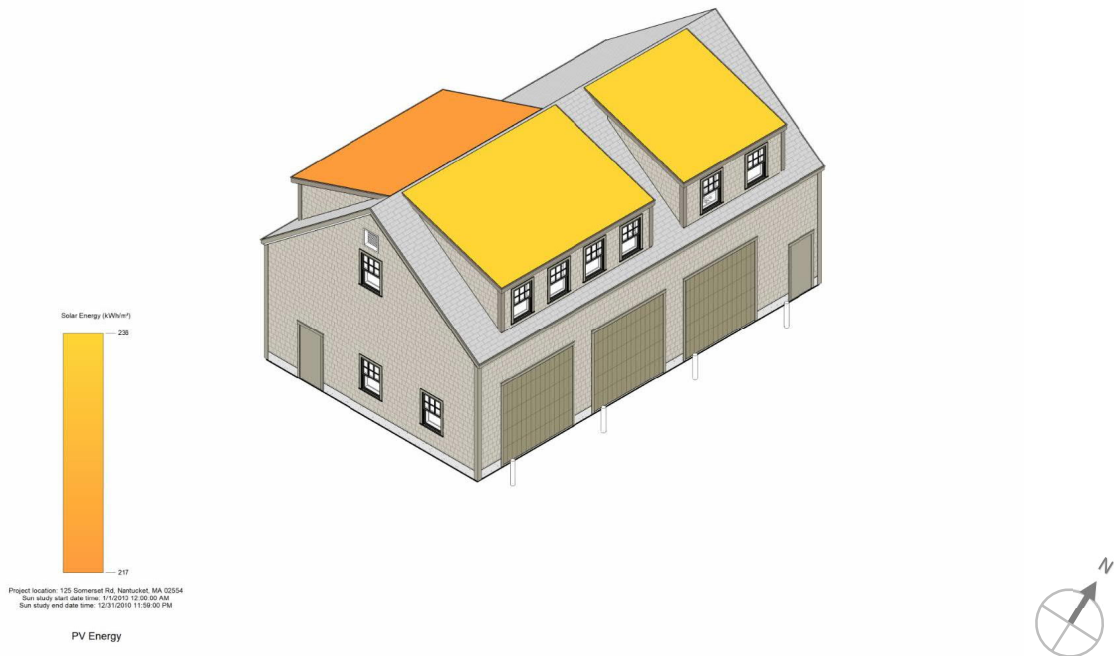
Estimates appropriately 80% panel coverage of highlighted areas

*REC rate is a market rate and will vary from year to year (average 2023 rate = \$0.038/kWh)

NLB Maintenance Facilities – Nantucket, MA

SD Narrative – July 24, 2025

PV System Analysis for 125 Somerset Site Office + Garage:



Approximate Array Area (SF)	Annual Production (kWh per year)	Percentage of Annual Site Energy Demand	Installation Cost (\$)	Payback Time (Years)
700 sq.ft.	18,350 kWh/year	89%	\$45,000 - \$50,000	10 years*

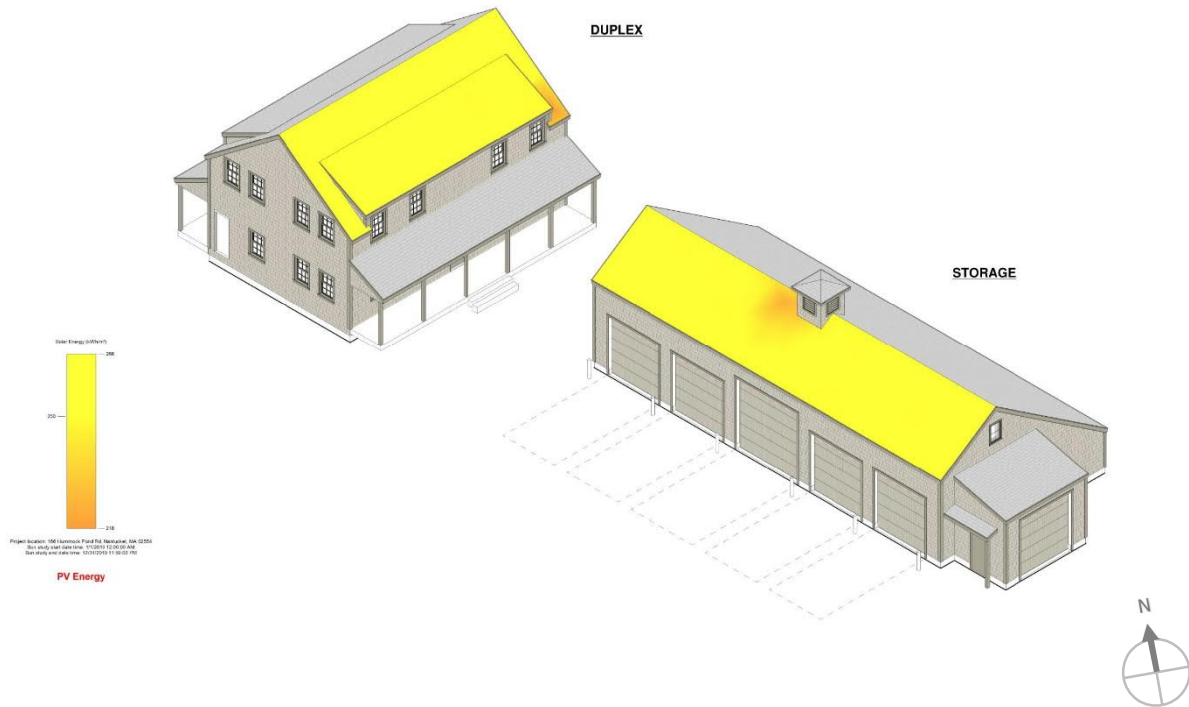
*Payback excludes any rebate or incentive program funding or renewable energy credits (RECs).

The office building is well-positioned to significantly reduce its reliance on grid electricity, contributing to both operational cost savings and carbon footprint reduction.

NLB Maintenance Facilities – Nantucket, MA

SD Narrative – July 24, 2025

PV System Analysis for 166 Hummock Site Duplex + Storage:



Building	Approximate Array Area (SF)	PV Annual Production (kWh)	Percentage of Annual Site Energy Demand	Installation Cost (\$)	Payback Time (Years)
Duplex	575 sq.ft.	14,150 kWh/year	86%	\$40,000 - \$45,000	9 years*
Storage	700 sq.ft.	16,250 kWh/year	99%	\$50,000 - \$55,000	9 years*
Combined Total	1,275 sq.ft.	30,400 kWh/year	185%	\$90,000 - \$100,000	9 years*

*Payback excludes any rebate or incentive program funding or renewable energy credits (RECs).

The duplex, with 575 square feet of PV array, can meet 86% of the site's total energy needs, significantly reducing reliance on grid power. Utilizing the adjacent storage facility roof for PV would provide 99% of the total site energy, or both systems to be combined to provide surplus energy back to the grid.

PV System Analysis for All Sites

The photovoltaic systems across the Office + Garage, Duplex, and Storage buildings collectively generate more energy than the entire site consumes annually. This surplus not only supports full energy independence but also opens opportunities for energy storage, redistribution, or participation in net metering programs.

If Photovoltaic systems are implemented on all the roof surfaces shown in this analysis:

Total PV Annual Production: 48,750 kWh/year

Total Site Energy Demand: 38,975 kWh/year

Sustainability Summary

This sustainability assessment establishes a clear baseline of energy use for the three buildings under study and evaluates the feasibility of roof-mounted photovoltaic systems as a strategy for on-site renewable energy generation. The analysis indicates that the project sites at 125 Somerset Road and 166 Hummock Road are well-positioned to support meaningful PV integration, with sufficient roof area and favorable solar exposure. While early-stage energy modeling helped quantify current performance, the primary focus of this study was to assess the technical and spatial viability of PV systems and provide actionable recommendations to the client.

Based on our findings, we recommend that the client consider pursuing PV installations where feasible, as they offer a tangible opportunity to offset building energy demand and contribute to long-term sustainability goals. Additional opportunities for improvements—such as envelope upgrades and transitioning to all-electric, high-efficiency systems—may further enhance performance and should be considered in future phases. By prioritizing renewable energy and efficient systems, the project can reduce environmental impact, improve operational resilience, and support the broader sustainability objectives of the Nantucket community.

Site/Civil Narrative

Existing Conditions – 125 Somerset Road

The existing site is located mid-island, to the southwest of the downtown area and is bordered by Miacomet Golf Club to the north, south, and west and Somerset Road and the Miacomet Golf Club maintenance facility to the east. The site totals 4.90 acres in size, is zoned as 'Limited Use General 3', and has a 35' front yard setback and 20' side and rear yard setbacks. Access to the site is from a 20' wide asphalt driveway off Somerset Road. The drive transitions from asphalt to gravel after 260' and leads to an open gravel area with a circular grass island, providing direct access to a garage to the east, a maintenance workshop, shed, and parking lot to the south, and a barn and garage* building to the west. The existing asphalt driveway also provides access to the Miacomet Golf Club maintenance facility to the east, and a two-story dwelling to the west.

The topography slopes from northeast to southwest with a high point at approximately elevation 30 and a low point at elevation 24. Along Somerset Road (to the north and east), vegetation consists of a dense screen of deciduous and evergreen trees and shrubs that fully obstruct views into/out of the site. Along the south and west limits of development (bordering the golf course), vegetation consists of a row of evergreen trees and shrubs that partially obstruct views into/from the golf course.

*As a separate project, the Land Bank will be relocating the existing garage that is north of the existing barn prior to the start of this project. The existing garage foundation will be removed by others prior to this project.

Utilities

- **Water-** A 12" ductile iron water main is located in Somerset Road that services the site. The closest hydrant is located at the entrance drive to the site. Historic plans indicate a well on site adjacent to the farmhouse dwelling (to be confirmed if active or decommissioned).
- **Sanitary-** There are several septic tank/leach field systems that serve the multiple structures on the property (one system west of the residential dwelling [unknown size], one system south of the Land Bank maintenance workshop [1,500-gallon tank], and two systems that service the multiple Miacomet Golf Club structures [a 2,000-gallon tank and a 2-compartment 4,000-gallon tank as well as a 1,000-gallon grease trap and 2,500-gallon grease trap]). It does not appear that there is an existing sanitary disposal system that services the garage structure that the project will be replacing.
- **Storm Drainage-** There are no catch basins or drain manholes located within the gravel driveway/parking areas adjacent to the existing garage. Several catch basins, leach gallies, and a dry well are located within the Miacomet Golf Club area which collect stormwater runoff.
- **Electrical-** There is an existing "Electrical Vault" at the northeast end of the existing driveway. Complete existing electrical and telecom infrastructure will be reviewed when the ground survey is received.

Existing Conditions – 166 Hummock Pond Road

The existing site is located mid-island, to the southwest of the downtown area and is bordered by Hummock Pond Road to the north, a privately owned parcel of land to the east and south, and Nantucket Land Bank property to the west. The site totals 1.84 acres in size, is zoned as 'Limited Use General 3', and has a 35' front yard setback and 20' side and rear yard setbacks. The site contains a residential dwelling*, a

NLB Maintenance Facilities – Nantucket, MA

SD Narrative – July 24, 2025

maintenance/storage building*, a greenhouse, and a number of community garden plots. Access to the site is from a 12' wide asphalt driveway off Hummock Pond Road. The driveway travels south for approximately 100' and then veers to the southeast for 75' leading to a 35' wide open asphalt area. The driveway provides direct access to the residential garage entrance (underneath the dwelling) as well as the maintenance/storage building and then transitions to a gravel driveway that provides access to the greenhouse and the southernmost part of the site. There is a small gravel pull off and parking area located to the west of the asphalt driveway that is used for community garden members.

The site all sits at elevation 22, with a high point located close to the maintenance/storage building. Along the north and east property lines, vegetation consists of a dense screen of deciduous and evergreen trees and shrubs, fully obstructing views into/out of the site. The vegetation along the southern property line provides a partial screen into/out of the site, and there is no vegetation along the western property line. Within the site, there are a number of significant trees, in particular a very large deciduous tree located due east of the maintenance/storage building.

*As a separate project, the Land Bank will be demolishing the residential dwelling, the maintenance/storage building, and the associated foundations prior to the start of this project.

Utilities

- Water- A 12" PVC water main is located in Hummock Pond Road that services the site. The closest hydrant is located to the northeast at the intersection of Hummock Pond Road and Nanahumacke Lane. Similar to 125 Somerset Road, historic plans indicate a well on site (to be confirmed if active or decommissioned).
- Sanitary- A 1,000-gallon septic system and leach field are located to the southwest of the residential dwelling.
- Storm Drainage- There are no drainage structures within the property.
- Electrical- There is an existing utility pole that services the property. The design team assumes underground services to the site come from this pole. Complete existing electrical and telecom infrastructure will be reviewed when the ground survey is received.

Proposed Conditions – 125 Somerset Road

Site improvements include relocating the existing storage building to an alternate location on site (location TBD), general earthwork associated with the construction of a new storage/office building, and the utility work noted below.

Utilities

- Water- A new 2" domestic water service connection and 4" fire protection service connection will be provided from the 12" ductile iron water main located in Somerset Road. When the updated survey information is received, the design team will review if a shorter connection is feasible. As noted above, the design team will determine if the well on site is in use. No new hydrants are proposed as part of this work. Exterior hose bibbs will be provided at the front and back of the building.
- Sanitary- As noted above, the existing garage does not have a sanitary disposal system. The proposed equipment and vehicle storage facility includes a restroom, a kitchenette, two utility sinks, and an emergency shower/eyewash station. The design team will review if the septic tank adjacent to the residential dwelling has the capacity to service the new facility. If a connection to the existing septic is

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not feasible, a new septic system will be designed to meet the facilities' needs. Depending on the construction schedule, Town sanitary service will be available in Somerset Road as part of the 'Somerset Needs Area Sewer Extension & Roadway Improvement Project', with construction starting in 2027.

- Storm Drainage- Since there are no changes to the driveway/parking configuration, no drainage structures are proposed as part of this project.
- Electrical- Electrical and communication infrastructure will come from a vault located on the north side of Somerset Road. The underground service will travel south down the west side of the entry driveway to a new pad mounted transformer on the north side of the new storage/office building. Exact routing and the location of the new transformer will be reviewed in more detail when the ground survey is received.

Proposed Conditions – 166 Hummock Pond Road

Site improvements include demolition and removal of the existing residential dwelling and the CMU storage building, general earthwork associated with the construction of a new modular duplex residential building and a new storage building, paved parking and walkways for the residential building, and paved access to the storage building. The gravel driveway that runs north to south will be upgraded and access to vehicle bay 6 will be provided.

Utilities

- Water- The existing water service to the residential dwelling will be capped during demolition operations and restored during construction of the new residential building. No new hydrants are proposed as part of this work. A new 4" fire protection service will be provided from the water main in Hummock Pond Road.
- Sanitary- The existing sanitary service to the residential dwelling will be capped during demolition operations and restored during construction of the new residential building. The new residential building will utilize the existing 1,000-gallon septic system and leach field that are located to the southwest.
- The new maintenance storage building will not have any water or sanitary services.
- Storm Drainage- No drainage structures are proposed as part of this project.
- Electrical- The existing utility pole will need to be relocated to complete the required work at the project site. Once complete survey information is received that includes the electric and telecom infrastructure information, the design team will coordinate with the appropriate utility companies for required service connections.

Zoning Information

Address:	125 Somerset Road, Nantucket, MA 02554
Map & Lot Numbers:	66 69
Lot Size:	213,444 SF / 4.90 AC
Zone:	Limited Use General 3 (LUG3)
Min. Lot Size:	120,000 SF
Front Yard Setback:	35'
Side/Rear Yard Setback:	20' / 20'
Frontage:	200'
Ground Cover Ratio:	3%

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Open Space Requirement:	20%
Flood Zones:	N/A
Water Resource Protection:	N/A
Water Protection District:	N/A
Wetland Classification:	N/A
Natural Heritage Endangered Species:	N/A
Mass Wildlife Biomap:	N/A
Sewer District:	N/A
Water Service:	12" Ductile Iron Pipe in Somerset Rd
Historic Buildings:	N/A

Address:	166 Hummock Pond Rd, Nantucket, MA 02554
Map & Lot Numbers:	65 13
Lot Size:	80,150 SF / 1.84 AC
Zone:	Limited Use General 3 (LUG3)
Min. Lot Size:	120,000 SF
Front Yard Setback:	35'
Side/Rear Yard Setback:	20' / 20'
Frontage:	200'
Ground Cover Ratio*:	3%
Open Space Requirement:	20%
Flood Zones:	N/A
Water Resource Protection:	N/A
Water Protection District:	Hummock Pond Watershed Protection Zone B
Wetland Classification:	N/A
Natural Heritage ESP:	N/A
Mass Wildlife TNC Biomap:	N/A
Sewer District:	N/A
Water Service:	12" PVC Pipe in Hummock Pond Rd
Historic Buildings:	N/A

Structural Narrative

Overview

For a total project description, refer to the Architectural Sections of this schematic design narrative. The project consists of 3 wood framed buildings. 2 of the buildings, 125 Somerset and the storage building at 166 Hummock will be site built, light frame wood construction on cast in place concrete foundations. The duplex building at 166 Hummock will be a prefabricated, light wood frame construction building on cast in place concrete foundations.

Structural Scope

The 2 story building at 125 Somerset and the storage building at 166 Hummock will be site built, light wood frame construction. Roof, floor and bearing wall construction will consist of dimensional lumber or engineered lumber (Laminated Veneer lumber or I-joist) as required for span or deflection. Roof and wall sheathing will be APA rated sheathing. Lateral load resisting systems shall be horizontal roof and floor diaphragms transferring loads to vertical shear walls sheathed with wood panels rated for shear.

Foundations for the 2 above-mentioned buildings plus the prefabricated duplex at 166 Hummock will consist of cast in place concrete foundations. The foundation will consist of cast in place strip or spread footings, frost walls and slabs on grade.

Structural Systems

Substructure:

- Frost Walls: 8" walls, reinforced with #5 deformed bars at 18" on center vertically and horizontally.
- Footings: footings supporting gravity and shear walls will be reinforced with a single layer of deformed bar.
- Slabs on Grade: The interior slabs on grade for the parking will be 5" thick, reinforced with WWF 4X4 - W2.0xW2.0 welded wire fabric and placed over prepared subgrade and a 10mil class A vapor retarder (Stego Wrap or similar). The slab on grade for the duplex will be 4" thick, similar reinforcing and sub-grade prep as parking slabs. Additional deformed bar will be placed at reentrant corners and bond-outs.
- Soils: Once available, the contractor should obtain a copy for recommendations for on preparation of the sub-grade, depth of frost line, guidance on safe excavations, and other site-specific requirements.
- Foundation Drainage: Provide allowance for a perimeter foundation drain pending geotechnical engineer's recommendations.

Superstructure

- Elevated floors: dimensional lumber, wood I-joist or LVL as required for spans and deflection. Sub-flooring shall be minimum of ¾" tongue and groove APA rated sub-floor.
- Columns: Built up dimensional lumber, solid LVL or round steel pipe as required.
- Sloped Roofs: Dimensional lumber or LVL as required for span and deflection.
- Lateral Resisting System: The lateral forces created by wind and seismic loads will be resisted by light framed walls sheathed with APA rated wood structural panels rated for shear resistance.

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Applicable Codes, Standards and References

Governing Building Codes

- Massachusetts State Building Code, 10th Edition
- 2021 Edition of the International Building Code (IBC 2021)

Structural Design Codes/Provisions

- Minimum Design Loads for Buildings and Other Structures, ASCE 7

Concrete Design

- Building Code Requirements for Structural Concrete, ACI 318

Wood/Timber Design

- Specification for Structural Steel Buildings, AISC 360

Design Criteria

Live Loads

As required by the code, the structure shall be designed with the following live load criteria:

- | | |
|-------------------------------|--|
| • Slabs-on-grade, stairs | 100 PSF |
| • Office | 50 PSF |
| • Corridors above first floor | 80 PSF |
| • Ground Snow Load | 25 PSF (Drift as applicable) |
| • Flat Roof Snow Load | 25 PSF |
| • Partition allowance | 15 PSF |
| • Handrails | 50 PLF any direction, 200 LBS conc. load |

Wind Load Requirements.

Wind loads shall be in accordance with the requisite provisions of The MA. Code

- | | |
|---------------------------------|----------|
| • Basic Wind Speed | 128 MPH |
| • Risk Category | II |
| • Exposure Category | B |
| • Internal Pressure Coefficient | +/- 0.18 |

Seismic Load Requirements.

Seismic loads shall be in accordance with the requisite provisions of IBC 2009 and the Maine State Building Code.

- | | |
|--|--|
| • Ss | 0.123g |
| • S1 | 0.043g |
| • Site Class | D (assumed, by geotechnical report) |
| • Risk Category | II |
| • Importance Factor | 1.0 |
| • Seismic Design Category | TBD (based on geotechnical report) |
| • Analysis Procedure | Equiv. Lateral Force |
| • Basic Seismic Force Resisting System | Light framed walls with shear rated panels |

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Dead Loads

	Unit Weights
• Normal Weight Concrete	150 pcf
• Soil	130 pcf
• Mechanical, Sprinkler and other hung items	5 psf

Deflections/Performance Requirements for Steel Beams, Open Web Steel Joists and Steel Girders

• Due to total load:	1/240 of span
• Due to live load only:	1/360 of span
• Due to snow load only:	1/240 of span
• Exterior Members	L/360 of span or 0.75" max

Materials

Concrete

• Foundation Walls:	f'c=3,000 psi air entrained
• Spread Footings	f'c=3,000 psi air entrained
• Interior Slabs-On-Grade and Elevated Slabs	f'c=4,000 psi
• Exterior slabs and other exposed concrete	f'c=4,500 psi air entrained
• All Other Normal Weight Concrete:	f'c=4,000 psi

Reinforcement

• Reinforcing Bars:	ASTM A615, Deformed
• Welded Wire Fabric	ASTM A185, Plain-steel

Special Inspection Requirements

Structural special inspections shall be performed by a special inspector in accordance with the Building Code. The type of work to be inspected shall include the following at a minimum:

- Foundations
- Concrete Reinforcing Steel
- Cast-in-Place Structural Concrete
- Post-Installed Anchors

ARCHITECTURAL

Scope

Each of the three new structures will be classified as Type VB construction – employing wood framed bearing walls as the primary structure, with supplemental beams and columns at the 166 Hummock Pond Road storage building as necessary to support the roof.

The new facility will be a two-story, steel braced-frame structure. The first floor will be a 5" thick slab-on-grade reinforced with wire fabric placed over a vapor retarder and prepared subgrades. Framing for the second floor will be hot-rolled, wide flange composite beams with the 5" total slab thickness on a 1 ½" composite metal deck.

Building Exterior

Wall Construction

- Typical insulated exterior wall construction:
 - Natural western cedar shingle cladding, 5" exposure.
 - Rainscreen drainage mat – Slicker Classis Rainscreen by Benjamin Obdyke, or similar.
 - Sheet applied air barrier – Perm-a-barrier by GCP, or similar.
 - ½" APA rated sheathing
 - 2x8 wood stud framing, 24" O.C. (2x6 wood stud framing at
 - Cavity insulation – Comfortbatt by Rockwool, or similar.
 - 5/8" GWB
- Typical uninsulated exterior wall construction:
 - Natural western cedar shingle cladding, 5" exposure.
 - Rainscreen drainage mat – Slicker Classis Rainscreen by Benjamin Obdyke, or similar.
 - Sheet applied air barrier – Perm-a-barrier by GCP, or similar.
 - ½" APA rated sheathing
 - 2x6 wood stud framing, 24" O.C.

Foundation Wall Construction:

- Concrete-faced insulation panel – WallGUARD by T-Clear, or similar, from top of foundation to 12" below grade.
- Rigid insulation with drainage mat and protection board from footing to 12" below grade.
- Continuous waterproofing
- Concrete foundation wall (refer to structural narrative for additional information).

Slab-on-grade construction:

- Reinforced concrete slab (refer to structural narrative for additional information).
- 10mil Class A vapor retarder – Stego Wrap, or similar.
- Rigid insulation

Roof Construction:

- Typical insulated roof construction:
 - Asphalt shingle roof – Timberline Architectural Shingle by GAF, or similar.

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-
- Underlayment – Grace Ice & Water Shield by GCP, or similar.
 - 5/8" APA rated sheathing
 - Wood rafter or truss framing (refer to structural narrative for additional information).
 - Cavity insulation – Comfortboard by Rockwool, or similar.
 - 5/8" GWB
 - Typical uninsulated roof construction:
 - Asphalt shingle roof – Timberline Architectural Shingle by GAF, or similar.
 - Underlayment – Grace Ice & Water Shield by GCP, or similar.
 - 5/8" APA rated sheathing
 - Wood rafter or truss framing (refer to structural narrative for additional information).

Exterior Windows & Doors:

- Punched openings and windows:
 - Clad-wood hung and fixed punched openings as indicated on drawings – 400 Series by Andersen, or similar.
 - Applied cedar trim at exterior as indicated on drawings.
- Doors:
 - Wood doors in configuration indicated on drawings.
 - Wood frame with applied cedar trim at exterior as indicated on drawings.
- Overhead Doors:
 - Insulated steel sectional door with 1x4 cedar plank applied to face – Thermacore 599 by Overhead Door Company, or similar.
 - Uninsulated doors at 166 Hummock Pond Road storage building.
- Door Hardware:
 - Electronic hardware/access control at 125 Somerset Road structure (single door).
 - Overhead doors to be provided with operator and two safety sensors per door.
- Glazing:
 - 1" insulated glazing, low-E coated, typical

Building Interior

Wall Construction

- Typical partition construction:
 - Framing – dimensional wood stud framing
 - Insulation – full cavity depth mineral wool insulation where indicated on drawings – Safe'n'Sound by Rockwool, or equal.
 - Wall Board – 5/8" type X GWB by USG, or equal.
- Provide 1-hour rated enclosure at 125 Somerset Road stair

Doors & Borrowed Lights

- Wood doors in configuration as indicated on drawings.
- All doors to be paint-grade and shop primed.
- HM frame with wood trim.
- All door glazing to be tempered.

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Stairs

- Wood-framed stairs with rubber treads and risers.
- Wood handrails
- 1-hour rated horizontal membrane below stairs above water service entry area

Finishes

- Interior paint: general walls to be egg-shell finish, ceilings to be flat finish, door and window trim to be semi-gloss finish.
- Acoustic Ceilings: Armstrong, Ultima Beveled Tegal, 2x2, 15/16" grid.
- Tiling: porcelain tile at bathroom floors, 24"x48" – Ambassador by Daltile. Ceramic tile on plumbing walls.
- LVT flooring throughout first and second floors in duplex units.
- Carpet tile throughout 125 Hummock Street second floor offices spaces.
- Sealed concrete floors at 125 Hummock Street first floor maintenance bays and 166 Hummock Pond Street storage building
- Casework and counters
 - Include upper and base cabinets at duplex unit kitchens. Solid surface and quartz material counters. Plastic laminate faced cabinets with melamine interiors, T profile edge banding.
 - Provide vanity base cabinet with solid surface countertop w/ integral sink at duplex bathrooms.

Specialties and Furnishings

- Provide manual roller shades at all 125 Somerset Road second floor windows – single manual roller.
- Duplex bathroom accessories:
 - Provide the following accessories in stainless steel, satin finish: toilet paper roll holder, (2) towel bars, frameless beveled edge mirror.
- 125 Somerset Road bathroom accessories:
 - Provide the following accessories in stainless steel, satin finish: toilet paper dispenser, soap dispenser, double hook, sanitary napkin disposal, frameless beveled edge mirror.
- Fire extinguisher cabinets – provide single semi-recessed rolled edge painted fire extinguisher cabinet for 125 Somerset Road second floor offices. Provide fire extinguishers on brackets in remainder of spaces.

Fire Protection Narrative

All buildings and structures will be designed in accordance with the following Codes and standards:

MA Building Code, 10th Edition- IBC 2021 Edition with MA Amendments

MA Residential Code, 10th Edition- IRC 2021 Edition with MA Amendments (Duplex Only)

MA Comprehensive Fire Safety Code

NFPA 1, Fire Code, 2021 Edition

NFPA 13D, Standard for the Installation of Sprinkler Systems in One & Two Family Dwellings, 2019 Edition

NFPA 13, Standard for the Installation of Sprinkler Systems, 2019 Edition

NFPA 24, Standard for the Installation of Private Fire Service Mains and Their Appurtenances, 2019 Edition

General

The fire protection contractor will fully design the facility fire protection systems based on the applicable codes and standards, documents provided by SMRT and requirements as directed by the owner's insurance underwriter and the Authorities Having Jurisdiction (AHJ). The contractor will:

- Conduct a hydrant flow test to serve as the basis of system design.
- Provide sprinkler shop drawings and hydraulic calculations stamped and signed by a registered Professional Fire Protection Engineer.
- Provide complete, tested and operational fire protection systems at the facility and to a point of water entrance of 10-feet outside the facility.
- Obtain all permits and gain approvals from Authorities Having Jurisdiction for designs and installations.

125 Somerset Rd- Maintenance Building

Building Fire Service

The building will be designed to meet NFPA-13 requirements. A 4" fire service will connect to the site main and pipe into the building water service room. A double check valve assembly will be installed where the fire service enters the building for building containment. A wet main alarm check valve will be installed downstream of the double check valve assembly. A fire department pumper connection and electric bell will be installed at the building exterior within 100 feet of a fire hydrant. The pumper connection piping will be piped in a manner to supplement system pressure to the entire building.

Wet Sprinkler System

A wet sprinkler system will be provided throughout the conditioned portions of the building at the 2nd and attic levels. The assumption is that the attic is within the building's thermal enclosure (insulation at the roof line with a warm attic). A floor control valve assembly will be provided for each floor, located within a stairwell, complete with inspector's test station and drain. Sprinkler system high points will have automatic air vents to remove trapped air from the piping systems.

The wet sprinkler systems serving conference room, break rooms, offices, etc. where the quantity and/or combustibility is low will be Light Hazard occupancy classification.

Dry Sprinkler System

The garage at level 1 will be served by a dry sprinkler system including a dry alarm check valve(s), with a nitrogen generator(s) to maintain system pressure. Dry alarm valve & nitrogen generator will be provided in the level 1 Utility Room. An inspector's test station will be provided at the most remote portion of the sprinkler systems.

The dry sprinkler system serving the semi-conditioned garage will be Ordinary Hazard Group 1 occupancy classification.

166 Hummock Pond Rd- Duplex Building

Building Fire Service

The building will be designed to meet NFPA-13D requirements. A 4" fire service will connect to the site main and pipe into the building's basement. A double check valve assembly will be installed where the fire service enters the building for building containment. A wet main alarm check valve will be installed downstream of the double check valve assembly. A fire department pumper connection and electric bell will be installed at the building exterior within 100 feet of a fire hydrant. The pumper connection piping will be piped in a manner to supplement system pressure to the entire building.

Wet Sprinkler System

A wet sprinkler system will be provided throughout the conditioned portions of the building's basement, 1st and 2nd levels (attic does not require protection). A control valve assembly will be provided in the basement for each residence. Sprinkler system high points will have automatic air vents to remove trapped air from the piping systems.

The wet sprinkler system where the quantity and/or combustibility is low will be Light Hazard occupancy classification.

Materials

Project materials to be UL listed for their intended use. Material and construction exposed to outdoor air will be suitable for salty air environments.

Pipe and Fittings

- Building fire service: Class 52 cement line ductile iron with restrained mechanical joints.
- Wet-pipe systems: 2-inch and smaller; Schedule 40 steel with iron fittings and threaded joints.
- Wet-pipe systems: 2-1/2-inch and larger; Schedule 40 steel with ductile iron fittings and roll grooved joints. If approved by the owner, Schedule 10 piping will be allowed.
- Dry pipe systems: All sizes Schedule 40 steel, 2-inch and smaller with iron fittings and threaded joints, 2-1/2-inch and larger with ductile iron fittings and roll grooved joints. Exterior pipe and fittings to be galvanized. Interior pipe and fittings to be plain finish.

Sprinklers

- Sprinklers in wet pipe systems will be upright, quick response, brass finish in areas of exposed deck.

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- Sprinklers in wet pipe systems will be concealed pendent type, quick response, in areas with ceilings. Sprinkler cover plate finishes to be coordinated with ceiling finishes.

Sprinklers in dry pipe systems will be upright, brass finish in areas of exposed deck and dry-barrel concealed pendent type, quick response to prevent accumulation of water in areas with ceilings. Sprinklers exposed to the exterior will be corrosion resistant polyester finish.

Plumbing Narrative

All buildings and structures will be designed in accordance with the following Codes and standards:

MA Building Code, 10th Edition- IBC 2021 Edition with MA Amendments

MA Residential Code, 10th Edition- IRC 2021 Edition with MA Amendments (Duplex Only)

MA Stretch Energy Code, IECC 2021 Edition with MA Amendments

MA Plumbing Code 248 CMR 10

General

The following plumbing systems will be installed:

- Domestic Cold and Hot Water
- Sanitary Waste, Vent and Indirect Waste
- Condensate

125 Somerset Rd- Maintenance Building

A 2" domestic cold water service for the building will be routed below grade from the municipal water main in Somerset Rd up into the Level 1 Utility Room. A utility meter will be provided on the domestic cold water main. The domestic cold water piping will be routed to the piping fixtures on Level 2 and the domestic hot water heater in the Level 1 Utility Room. Exterior hose bibbs will be provided on the front and back side of the building. The cold water piping system will be designed so a maximum velocity of 8 ft/s is not exceeded.

Domestic hot water for bathroom lavatory, break room sink and service sink and emergency eyewash/shower will be provided by a tank-style heat pump electric water heater. Water heater will be mounted on a housekeeping pad. Plumbing expansion tank and thermostatic mixing valve will be provided at water heater. Point of use mixing valve will be provided at emergency eye wash/shower. The domestic hot water piping will be designed so a maximum velocity of 4 ft/s is not exceeded. The following is the basis of design water heater: Rheem Performance Platinum XE80T10H45U130amp, 240v/1ph, 80 gallon.

Sanitary drainage piping will run below the floor slab and collect waste from plumbing fixtures and will exit the building with a 4" sanitary line. The 4" sanitary line will connect to site sewer piping in front of the building and will be then municipal sewer system.

Condensate drainage piping will be provided to serve HVAC equipment. The condensate piping will discharge to indirect waste receptors connected to the sanitary drainage system.

166 Hummock Pond Rd- Duplex Building

A 1-1/2" domestic cold water service for the building will be routed below grade from the municipal water main in Hummock Pond Rd into the basement level. A utility meter will be provided on the domestic cold water main. The domestic cold water piping will be routed to the piping fixtures on Level 1 and Level 2 and the domestic hot water heaters and washing machine boxes at basement level. Exterior hose bibbs will be

provided on the front and back side of the building. The cold water piping system will be designed so a maximum velocity of 8 ft/s is not exceeded.

Domestic hot water for bathroom lavatories, kitchen sinks, dishwashers, showers and washing machine will be provided by a tank-style heat pump electric water heater in each residential unit. Water heater will be mounted on a housekeeping pad in the basement. Plumbing expansion tank and thermostatic mixing valve will be provided at each water heater. The water heater will be located so that the longest pipe run to the furthest fixtures is less than 50'. The domestic hot water piping will be designed so a maximum velocity of 4 ft/s is not exceeded. The following is the basis of design water heater: Rheem Performance Platinum XE80T10H45U130amp, 240v/1ph, 80 gallon.

Sanitary drainage piping will run below the floor slab and collect waste from plumbing fixtures and will exit the building with a 4" sanitary line. The 4" sanitary line will connect to site sewer piping and will be then routed to the septic system.

Condensate drainage piping will be provided to serve HVAC equipment. The condensate piping will discharge to indirect waste receptors connected to the sanitary drainage system

Plumbing Fixtures

Fixtures will be residential grade, low water consumption, lead free and ADA compliant, where required.

- Floor mounted, vitreous china, elongated bowl toilets with 1.1 GPF, pressure assisted flush tank.
- Counter mounted, vitreous china lavatories with 0.5 GPM manual operated faucets in bathrooms.
- Shower surround and base with 2.0 gpm Shower/Hand Shower system with diverter, slide bar and handheld shower wand.
- Undermount stainless steel sinks with 1.5 GPM manual operated faucets at kitchens.
- Terrazzo mop sink with mop hangers and stainless steel wall and bumper guards. Faucet will be wall mounted with vacuum breaker spout and integral checks.
- Freeze-proof wall hydrants at around the building exterior

Piping Materials and Joining Methods

- Building water service: refer to civil specs.
- Water piping, above slab: Type L hard drawn copper with press fit joints. Full port ball valves.
 - All piping will be insulated with fiberglass and an all-service jacket.
- Sanitary Waste and Vent piping: PVC Schedule 40 (solid-wall, cellular-core not acceptable).
- Condensate piping: CPVC with socket fittings.

HVAC Narrative

All buildings and structures will be designed in accordance with the following Codes and standards:

MA Building Code, 10th Edition- IBC 2021 Edition with MA Amendments

MA Residential Code, 10th Edition- IRC 2021 Edition with MA Amendments (Duplex Only)

MA Stretch Energy Code, IECC 2021 Edition with MA Amendments

MA Mechanical Code, IMC 2021 Edition with MA Amendments

Design Criteria

The heating and cooling capacities shall be designed around 2021 ASHRAE Fundamentals Handbook Climatic design conditions for Nantucket, MA. The summer design conditions will be 79.5°F DB/ 70.7 °F WB and the winter design conditions will be 13.8°F. The indoor design temperature set points for occupied office and residential areas will be 75°F cooling and 70°F heating. The indoor design temperature set point for the garage level at 125 Somerset Rd will be 50°F heating with no mechanical cooling provided. The storage barn at 166 Hummock Pond Rd will be unconditioned.

125 Somerset Rd- Maintenance Building

Level 1 will be provided with (2) electric unit heaters for heating the garage space. Each unit heater will be provided with wall-mounted thermostat. Basis of design for electric unit heater (Qty. 2): Marley MUH078, 7.5 kW 240v/1ph.

Level 1 utility room will be provided with (1) electric unit heater. The unit heater will be provided with a wall-mounted thermostat. Basis of design for electric unit heater: Marley MUH0381, 3.0 kW 240v/1ph.

Level 1 will be provided with an exhaust air system for ventilating the garage level. Exhaust grilles will be located at the ceiling level above the workbench. Exhaust ductwork will run at the ceiling level of the garage and up through Level 2 to a rooftop exhaust fan. The exhaust fan will operate with a wall-mounted switch(es) located in the garage and manually controlled. Assumption is that vehicles will not be operating while located within the garage. Basis of design exhaust fan: Greenheck G-140-VG, 1300 cfm, 1/2hp, 240v/1ph.

Level 2 will be served by multi-zone air-source heat pump systems which will provide heating and cooling for the office areas and conference room. Each heat pump system will include an outdoor unit connected to (3) indoor ductless units. Indoor units will be provided in each office, conference room and open office area for a total of 6 units. Indoor units in each office will be one-way blow, ceiling recessed-type. Indoor units in conference room and open office area will be four-way blow, ceiling recessed-type. Each indoor heat pump will be provided with a wall-mounted thermostat. Each outdoor unit will be mounted on a wall-rack or grade-mounted stand to keep unit above snow level and will be designed for cold climate operation. Refrigerant piping will be pre-insulated copper linesets that connect the outdoor unit to each indoor unit. Basis of design for heat pump systems: Outdoor Unit (Qty. 2) Mitsubishi MXZ-3D24NL, Indoor Units (Qty. 4) Mitsubishi MLZ-KX06NL, (Qty. 2) Mitsubishi SLZ-AF12NL.

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Level 2 will be served by an energy recovery ventilator (ERV) for ventilating the office area. The ERV will provide fresh air to the office areas and conference rooms and will exhaust air from the bathroom and utility closet and kitchenette. The ERV will be located in the attic space and will be ducted to ceiling grilles in each space. Intake and relief from the ERV will be ducted to wall louvers at each of the gable. The ERV will include EC motors, MERV 13 filter, motorized dampers, digital time clock controls, electric duct heater. Basis of design ERV: Renewaire HE 0.5IN, 200 cfm.

Stairwell, 2nd Level Bathroom & Utility Room will be provided with electric-resistance baseboard with built-in thermostat for heating. Basis of design electric baseboard: Marley 2513W, 0.5 kW.

166 Hummock Pond Rd- Duplex Building

A multi-zone air-source heat pump system will provide heating and cooling for each separate residence (2 systems total). Each heat pump system will include an outdoor unit connected to multiple indoor ductless units. Indoor units will be provided in each bedroom, living room and basement (5 indoor units for each residence). Indoor units will be wall-mounted ductless cassettes. Each indoor heat pump will be provided with a wall-mounted thermostat. Each outdoor unit will be mounted on a wall-rack or grade-mounted stand to keep unit above snow level and will be designed for cold climate operation. Refrigerant piping will be pre-insulated copper linesets that connect the outdoor unit to each indoor unit. Basis of design for each residence: Outdoor Unit (Qty. 1) Mitsubishi MXZ-5D36NL, Indoor Units (Qty. 3) Mitsubishi MSZ-GX06NL, (Qty. 1) Mitsubishi MSZ-GX09NL, (Qty. 1) Mitsubishi MSZ-GX12NL.

A small energy recovery ventilator (ERV) will be provided for each separate residence. The ERV will continuously exhaust the bathroom and kitchen area and provide fresh air to the living room and each bedroom. The ERV will be located indoors either in the attic or at the basement ceiling level and will be ducted to exterior wall caps for intake and relief to outdoors. Fresh air and exhaust will be ducted from the ERV to ceiling grilles located in bedrooms, living room, kitchen and bathrooms. The ERV will include an electric resistance heating coil in the fresh air duct for tempering the ventilation air in the winter. Basis of design: Renewaire EV Premium.

Kitchens will be provided with a recirculating range hood. Basis of design: Broan 41000. Dryer exhaust will be a 4" duct routed to an exterior wall cap.

Electrical Narrative

All buildings and structures will be designed in accordance with the following Codes and standards:

MA Building Code, 10th Edition- IBC 2021 Edition with MA Amendments

MA Residential Code, 10th Edition- IRC 2021 Edition with MA Amendments (Duplex Only)

MA Stretch Energy Code, IECC 2021 Edition with MA Amendments

MA Electrical Code, NFPA 70, 2023 Edition with 527 CMR 12.00 MA Amendments

125 Somerset Rd – Electrical Site

There is an existing “Electrical Vault” at the northeast end of the existing driveway to the 125 Somerset Rd property.

There are existing structures on this property that have active utility connections. Coordinate existing utilities to determine if service is adequate for new structure. If existing utilities are not adequate, a new 300A 120/240V Single Phase, 3 Wire overhead or underground service to be provided by the utility to feed the new structure.

125 Somerset Rd - Maintenance Building

A new 300A, 120/240V, single phase, 3 wire service shall be provided by the electric utility to serve the new building. There shall be a single 320A utility meter on the exterior of the building.

There shall be a 42 pole, 200A MCB, single phase load center located in the Level 1 utility room that sub feeds a 42 pole, 100A MCB, single phase load center located in the Level 2 utility room. The Level 1 panel shall feed all maintenance garage loads as well as any site power or lighting circuits including any mechanical/plumbing equipment serving the maintenance garage. The Level 2 panel shall feed only the Level 2 office area including any mechanical/plumbing equipment serving only Level 2.

Level 1 will be provided with surface/pendant mounted linear LED lighting with integral automatic vacancy controls as well as local control at each entrance. Level 2 will be provided with recessed LED lighting throughout with wall or ceiling mounted vacancy sensors, occupancy sensors, and dimmer controls to meet IECC requirements. Levels 1 and 2 will be provided with LED emergency battery packs and exit signage as required.

Level 1 will be provided with counter height GFCI convenience receptacles mounted at regular intervals around the space as well as ceiling mounted receptacles on a dedicated GFCI circuit breaker. Level 2 will be provided with general convenience receptacles throughout the space, as well as dedicated plug-load controlled receptacles in each office, conference room or area and print/copy areas. A GFCI receptacle will be provided in the restroom and utility room. Counter height receptacles will be provided at the kitchenette area. Local toggle switches will be provided at each interior ductless heat pump unit as the disconnecting means. Conduit pathway shall be provided between Level 1 utility room and the roof for possible future PV provisions.

NLB Maintenance Facilities – Nantucket, MA

SD Narrative – July 24, 2025

Level 2 will be provided with data receptacles at each office desk location as well as each copy/print area and conference room display location.

Levels 1 and 2 shall be provided with a new Addressable Fire Alarm system with central station monitoring. Each area shall be provided with smoke or heat detection and audible/visible wall notification devices as required by NFPA 72. Manual pull stations shall be provided at each exterior egress door.

At this time, there shall be no provisions for access control or security systems.

Refer to Mechanical, Plumbing and Fire Protection narrative for additional requirements.

166 Hummock Pond Rd – Electrical Site

There is an electric utility pole that will need to be relocated in order to complete required work at this project location. Refer to Civil Narrative for additional information. Electrical Contractor to coordinate with applicable Electric and Telecom utility companies as required to complete any work in relation to this relocation.

There is an existing structure on this property that has active utility connections. Coordinate existing utilities to determine if service is adequate for new structures. If existing utilities are not adequate, a new 300A 120/240V Single Phase, 3 Wire overhead or underground service to be provided by the utility to feed the new structures.

166 Hummock Pond Rd - Duplex Building

Each duplex unit shall be fed with a 150A 120/240V, single phase, 3 wire service. Each duplex unit shall have it's own 200A utility meter.

Each duplex unit will be provided with linear LED lighting in the basement and recessed LED lighting with dimmer controls in all other spaces except closets that will not include lighting. Decorative or pendant lighting in each kitchen area to be determined.

Each duplex kitchen will be provided with two small appliance circuits feeding counter height GFCI receptacles as required. Each bedroom will be provided with a minimum of one receptacle on each wall, with additional wall mounted television receptacles to be determined. Each bathroom will be provided with a single GFCI counter height receptacle. Each living room will be provided with convenience receptacles. Local toggle switches will be provided at each interior ductless heat pump unit as the disconnecting means. Conduit pathway shall be provided between basement utility entrance area and the roof for possible future PV provisions.

Each duplex will be provided with data receptacles at each television location as determined by the owner.

Each duplex will be provided with a new Addressable Fire Alarm system with central station monitoring as required by NFPA 72 and the AHJ.

At this time, there shall be no provisions for access control or security systems.

NLB Maintenance Facilities – Nantucket, MA

SD Narrative – July 24, 2025

Refer to Mechanical, Plumbing and Fire Protection narrative for additional requirements.

166 Hummock Pond Rd - Barn Building

The barn building shall be provided with a 6 pole 50A, 120/240V, single phase load center fed from a third meter at the Duplex Building.

The barn building shall be provided with surface or pendant mounted linear LED light fixtures for general illumination, as well as LED emergency battery packs and exit signage as required.

The barn building shall be provided with minimal GFCI receptacles mounted at counter height around the interior perimeter of the building for convenience. Circuits shall be provided for overhead door motors.

At this time, there shall be no provisions for access control or security systems.

Nantucket Racquet Sports Association (NRSA)

Serving the Nantucket
Community with Excellence
in Racquet Sports

82 Hinsdale Road, Nantucket
Phone: (508) 228-
Website: www.ackrsa.org

Project Expansion History



- Nantucket Land Bank Property
- NRSA - under License Agreement with the Land Bank with facility ownership, operation and maintenance by NRSA
- Warming hut, four paddleball courts, viewing deck constructed in 2009
- Four lighted pickleball courts constructed in 2019
- NRSA and Land Bank working on this effort for 5 years to expand the facility
- Environmental Permitting approvals - 2022
- Designer selection process - Fall 2023, Winter 2024
- Design process began - April 2024
- Public Outreach - Fall 2024
- Phase 1 bidding – Winter 2024/2025
- Contract awarded to Holdgate Partners & Cape and Island
- September 2025, construction project to begin

Fall Plans: Moving Forward

NRSA Request:

- The NRSA is asking the Land Bank to fund a project manager for the duration of the Court Expansion project at 82 Hinsdale Road.
- The project has been awarded to Holdgate Partners working with Cape and Island Pickleball and Padel
- Cost of \$1.703 mm will be funded by \$1.495mm in committed CPC grants and NRSA cash on hand (~\$370k). In September, NRSA will submit a request to CPC for additional funding to fill the gap.
- The NRSA has already spent \$129k on the CHA design firm out of club funds (this cannot be covered by the CPC monies).
- The expansion project requires a qualified licensed project manager who understands all aspects of the project specs and process. The project manager would represent the NRSA in all aspects of the construction process.
- We propose hiring Scott Andersen (The Andersen Company LLC) who recently completed the pickleball and tennis court expansion at GHYC working with Cape and Island Pickleball/Padel.
- We estimate this position to take 20 - 25 hours per week at a total cost of \$XXXX.

NRSA Expansion Project Vision:

- Expansion of racquet involvement in the Nantucket Community
- Expansion of membership
- Full operation of racquet sports for Nantucket Island public community use





PROJECT: East Creek
 SUBJECT: 35% Design Opinion of Probable Co:
 COMPUTATIONS BY: EC
 CHECK BY: TDT

PROJECT NUMBER: 24052.00
 DATE: 08/6/2025
 DATE:

OPINION OF PROBABLE COST

Item	Quantity	Unit	Unit Price 2023	Total 2023 Cost	Unit Price 2026	Projected 2026 Total Cost	Notes
Mobilization & Demolition							
General Mobilization/Demobilization	1	LS	\$ 45,000.00	\$ 45,000.00	\$ 48,150.00	\$ 48,150.00	
Construction Entrance & Staging Area	1	LS	\$ 5,000.00	\$ 5,000.00	\$ 5,350.00	\$ 5,350.00	
Sediment & Erosion Controls	500	LF	\$ 11.25	\$ 5,625.00	\$ 12.04	\$ 6,019.00	
Traffic Control	1	LS	\$ 2,500.00	\$ 2,500.00	\$ 2,675.00	\$ 2,675.00	
Construction Staking	1	LS	\$ 15,000.00	\$ 15,000.00	\$ 16,050.00	\$ 16,050.00	
Closeout & Record Documents	1	LS	\$ 20,000.00	\$ 20,000.00	\$ 21,400.00	\$ 21,400.00	
Insurance & Bonds (3% of Construction Cost)	1	LS	\$ 90,000.00	\$ 90,000.00	\$ 96,300.00	\$ 96,300.00	
Subtotal				\$ 184,000.00		\$ 196,000.00	
Selective Demolition							
Aestos Abatement	1	LS	\$ 30,000.00	\$ 30,000.00	\$ -	\$ -	Previously completed
Water for Dust Control	5	MGAL	\$ 38.00	\$ 190.00	\$ 40.50	\$ 203.00	
House, Fence, & Gate Demolition & Disposal	1	LS	\$ 70,000.00	\$ 70,000.00	\$ 75,000.00	\$ 75,000.00	
Creosote Foundational Pile Removal & Disposal	1	LS	\$ 72,000.00	\$ 72,000.00	\$ 77,000.00	\$ 77,000.00	
Municipal Water/ Sewer Disconnect	1	LS	\$ 6,250.00	\$ 6,250.00	\$ 6,700.00	\$ 6,700.00	
Remove and Dispose Electrical and Telecom Utilities	1	LS	\$ 6,250.00	\$ 6,250.00	\$ 6,700.00	\$ 6,700.00	
Retaining Wall Demolition	1	LS	\$ 5,000.00	\$ 5,000.00	\$ 5,350.00	\$ 5,350.00	
Transportation and Disposal Permits, off Island	1	LS	\$ 50,000.00	\$ 50,000.00	\$ 53,500.00	\$ 53,500.00	
Remove and Dispose Existing Brick Walkway	44	SY	\$ 145.00	\$ 6,380.00	\$ 155.00	\$ 6,820.00	
Sawcut Existing Parking and Drive Surface	460	LF	\$ 10.00	\$ 4,600.00	\$ 11.00	\$ 5,060.00	
Remove Existing Gravel Driveway	111	CY	\$ 68.00	\$ 7,548.00	\$ 73.00	\$ 8,103.00	
Remove & Dispose Existing Dock Structure & Pilings	1	LS	\$ 25,000.00	\$ 25,000.00	\$ 26,750.00	\$ 26,750.00	
Subtotal				\$ 284,000.00		\$ 272,000.00	
Parking Area & Pedestrian Path							
Soil Excavation	178	CY	\$ 70.00	\$ 12,460.00	\$ 75.00	\$ 13,350.00	
Remove & Reset Bench	1	EA	\$ 1,500.00	\$ 1,500.00	\$ 1,605.00	\$ 1,605.00	
Remove & Reset Memorial Stone	1	EA	\$ 2,000.00	\$ 2,000.00	\$ 2,140.00	\$ 2,140.00	
Fine Grading and Compaction	558	SY	\$ 16.00	\$ 8,928.00	\$ 17.00	\$ 9,486.00	
Permeable Brick Pavers	827	SF	\$ 50.00	\$ 41,350.00	\$ 53.50	\$ 44,245.00	
Stabilized Crushed Stone Surfacing on Compacted Aggregate Base	4,140	SF	\$ 19.00	\$ 78,660.00	\$ 20.50	\$ 84,870.00	
Compacted Aggregate Base	117	CY	\$ 106.00	\$ 12,402.00	\$ 113.50	\$ 13,280.00	
Geo-Grid	460	SY	\$ 10.00	\$ 4,600.00	\$ 11.00	\$ 5,060.00	
Granite Curb	810	LF	\$ 110.00	\$ 89,100.00	\$ 118.00	\$ 95,580.00	
ADA Parking Sign on Wood Post	2	EA	\$ 1,000.00	\$ 2,000.00	\$ 1,100.00	\$ 2,200.00	
Level-Spreader	1	LS	\$ 2,000.00	\$ 2,000.00	\$ 2,250.00	\$ 2,250.00	
Subtotal				\$ 255,000.00		\$ 275,000.00	



PROJECT: East Creek
 SUBJECT: 35% Design Opinion of Probable Co:
 COMPUTATIONS BY: EC
 CHECK BY: TDT

PROJECT NUMBER: 24052.00
 DATE: 08/6/2025
 DATE:

OPINION OF PROBABLE COST

Item	Quantity	Unit	Unit Price 2023		Total 2023 Cost		Unit Price 2026	Projected 2026 Total Cost Notes	
Plantings/ Site Restoration									
High Marsh Seed Mix	5,674	SF	\$	10.00	\$	56,740.00	\$	11.00	\$ 62,414.00
Transitional Marsh Seed Mix	4,287	SF	\$	10.00	\$	42,870.00	\$	11.00	\$ 47,157.00
Maritime Upland Seed Mix	3,497	SF	\$	10.00	\$	34,970.00	\$	11.00	\$ 38,467.00
Coastal Garden Seed Mix	5,689	SF	\$	10.00	\$	56,890.00	\$	11.00	\$ 62,579.00
Trees (assuming 2in caliper trees)	27	EA	\$	2,500.00	\$	67,500.00	\$	2,650.00	\$ 71,550.00
Shrubs	278	EA	\$	200.00	\$	55,600.00	\$	215.00	\$ 59,770.00
Biodegradable Erosion Control Blankets	5,000	SF	\$	3.00	\$	15,000.00	\$	3.25	\$ 16,250.00
Biodegradable Mulch	22,820	SF	\$	0.50	\$	11,410.00	\$	0.60	\$ 13,692.00
Existing Soil Testing and Soil Amendment	1	LS	\$	5,000.00	\$	5,000.00	\$	5,350.00	\$ 5,350.00
Invasive Species Removal	30,260	SF	\$	2.00	\$	60,520.00	\$	2.25	\$ 68,085.00
Subtotal					\$	407,000.00		\$	446,000.00
ADA Accessible Boardwalk/ Pier (4760 SF)									
Crane (110 ton Crane Mobilized)	1	LS	\$	125,000.00	\$	125,000.00	\$	135,000.00	\$ 135,000.00
Greenheart Pile Supported Deck	125	EA	\$	6,300.00	\$	787,500.00	\$	6,775.00	\$ 846,875.00
Pile Supported Boardwalk/ Pier	4,528	SF	\$	107.00	\$	484,496.00	\$	115.00	\$ 520,720.00
Boardwalk/ Pier Railing	620	LF	\$	200.00	\$	124,000.00	\$	325.00	\$ 201,500.00 per recent proposal
Subtotal					\$	1,521,000.00		\$	1,705,000.00
ADA Our Home Island Connection									
Fine Grading and Compaction	79	SY	\$	16.00	\$	1,264.00	\$	17.25	\$ 1,363.00
Open Graded Aggregate	18	TON	\$	81.00	\$	1,458.00	\$	86.50	\$ 1,557.00
Concrete	79	SY	\$	753.00	\$	59,487.00	\$	805.00	\$ 63,595.00
Greenheart Pile Supported Deck	9	EA	\$	6,300.00	\$	56,700.00	\$	6,725.00	\$ 60,525.00
Pile Supported Boardwalk/ Pier	232	SF	\$	107.00	\$	24,824.00	\$	114.50	\$ 26,564.00
Connectot Bridge Railing	42	LF	\$	200.00	\$	8,400.00	\$	325.00	\$ 13,650.00
Subtotal					\$	153,000.00		\$	168,000.00
Furnishings									
Custom Wood Shade Structure	1	LS	\$	100,000.00	\$	100,000.00	\$	107,000.00	\$ 107,000.00
Custom Wood Banquette Bench	25	LF	\$	750.00	\$	18,750.00	\$	800.00	\$ 20,000.00
Custom Wood Dock Bench	44	LF	\$	750.00	\$	33,000.00	\$	800.00	\$ 35,200.00
Custom Wood Bench	10	EA	\$	2,500.00	\$	25,000.00	\$	2,675.00	\$ 26,750.00
Custom Wood Picnic Table	2	EA	\$	3,200.00	\$	6,400.00	\$	3,425.00	\$ 6,850.00
Small Custom Wood Table	2	EA	\$	2,000.00	\$	4,000.00	\$	2,150.00	\$ 4,300.00
Bike Rack	3	EA	\$	450.00	\$	1,350.00	\$	480.00	\$ 1,440.00
Subtotal					\$	189,000.00		\$	202,000.00



PROJECT: East Creek
SUBJECT: 35% Design Opinion of Probable Co:
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CHECK BY: TDT

PROJECT NUMBER: 24052.00
DATE: 08/6/2025
DATE:

OPINION OF PROBABLE COST

Item	Quantity	Unit	Unit Price 2023	Total 2023 Cost	Unit Price 2026	Projected 2026 Total Cost	Notes
Irrigation							
Water Hose - Copper, TypeK (3/4")	150	LF	\$ 100.00	\$ 15,000.00	\$ 110.00	\$ 16,500.00	
Water Valve & Box	1	LS	\$ 1,500.00	\$ 1,500.00	\$ 1,600.00	\$ 1,600.00	
Subtotal				\$ 17,000.00		\$ 19,000.00	

	Total in 2023	Total in 2026	
CONCEPTUAL OPINION OF CONSTRUCTION COST	\$ 3,010,000.00	\$ 3,283,000.00	
20% Design, Permitting, & Construction Administration	\$ 602,000.00	\$ 820,750.00	increased to 25% for 2026
TOTAL without Contingency	\$ 3,620,000.00	\$ 4,110,000.00	
20% Contingency	\$ 730,000.00	\$ 830,000.00	
TOTAL PROJECT COST	\$ 4,350,000.00	\$ 4,940,000.00	
(-15%)	\$ 3,700,000.00	\$ 4,200,000.00	
(+30%)	\$ 5,660,000.00	\$ 6,430,000.00	

ALTERNATES

N/A

The opinions of cost presented in this document represent a Budgetary Level of Opinion of Cost. These opinions are based on year projected 2026 dollars, and should be considered accurate to plus 30% and minus 15%. Pare has no control over the cost of labor, materials, equipment or services furnished by others or market conditions. Pare's opinion of probable Total Project Costs and Construction Cost are made on the basis of pARE's experience and qualifications and represent Pare's best judgment as an experienced and qualified professional engineer, familiar with the construction industry. Pare cannot and does not guarantee that proposals, bids or actual Total Project or Construction Costs will not vary from opinions of probable cost prepared by Pare.

TIMELINE FOR QBS/RFQ for 41 Jefferson OPM Services
Provisional plan: MOVE OFF 5 DUs; DEMO 1 DU; RESTORE SITE
Required when Construction Costs \geq \$1.5 m.

- WEEK of 8/4/25 → Assemble RFQ
- Th., 8/7/25 → Send Legal ad to CR
- Fri., 8/8/25 → Send Legal ad to Inky
- Wed., 8/13/25 → Publish Legal ad in CR
- **Wed., 8/13/25** → **RFQ posted on TON Procurement page, at 16 Broad, & Ad in CommBuys**
- Th., 8/14/25 → Publish Legal ad in Inky
- Wed., 8/20/25 → Project Briefing (site meetings)
- Fri., 8/22/25 → Deadline for questions
- **Wed., 8/27/25** → **RFI / Addendum posted if necessary**
- **Wed. 9/3/25^(3pm)** → **Statement of Qualifications due, opened, and ranked ¹**
- 9/4-5/25 → check references
- 9/8-10/25 → Committee reviews and evaluates proposals. Respondents shortlisted.
- 9/11-12/25 → Interview Selected respondents if necessary
- WEEK of 9/15/25 → Negotiate with selected Respondent(s)
- **Tues., 9/23/25** → **Contract approved by Commission** / 9/24 by Select Board
- Fri., 9/26/25 → Contract fully executed and all related documents received by LB/Town
- **Week of 9/29/25** → **PROJECT BEGINS**

¹ If only one proposal is received and is acceptable per criteria, potentially LB Commission could approve at 9/9 meeting

TIMELINE FOR RFQ for 41 Jefferson & New Siting (TBD) Designer Services
2025-2026 Provisional plan: MOVE OFF 5 DUS; DEMO 1 DU; RESTORE SITE
Required when design costs are $\geq \$30K$ AND Construction Costs $\geq \$300K$

- WEEK of 10/13/25 → EWA/Town Assemble RFQ
- Th., 10/16/25 → Send Legal ad to CR
- Fri., 10/17/25 → Send Legal ad to Inky
- **Wed., 10/22/25 → Publish Legal ad in CR**
- **Wed., 10/22/25 → RFQ posted on TON Procurement page, at 16 Broad, & Ad in CommBuys**
- Th., 10/23/25 → Publish Legal ad in Inky
- Wed., 10/29/25 → Project Briefing (site meetings)
- Fri. 10/31/25 → Deadline for questions
- **Tues., 11/4/25 → RFI / Addendum posted**
- **Fri., 11/7/25^{3pm} → Statement of Qualifications due, opened, and ranked**
- 11/10-11/25 → check references
- 11/12-14/25 → Committee reviews and evaluates proposals. Minimum 3 Respondents shortlisted.
- 11/17-20/25 → Negotiate with selected Respondent(s). **FINALIZE SELECTION**
- **Tues., 11/25/25 → Contract approved by Commission (11/26 by Select Board)**
- Fri. 11/28/25 → Contract fully executed and all related documents received by LB
- **Week of 12/1/25 → DESIGN/ENGINEERING WORK BEGINS**

TIMELINE FOR RFQ for 41 Jefferson & New Siting (TBD) Designer Services
2025-2026 Provisional plan: MOVE OFF 5 DUS; DEMO 1 DU; RESTORE SITE
Required when design costs are $\geq \$30K$ AND Construction Costs $\geq \$300K$

- Design services provided by architects, engineers, or related professionals are exempt from Ch. 30B. They plan, develop, design, survey map, soil test ... provide cost estimates related to bldg. construction services. Designer may conduct a feasibility study to identify needs and recommend appropriate cost effective solutions.
- Design services include preparation of findings and recommendations and scope of work documents, costs estimates for budgeting, dvpt. of bid specifications.
- Local jurisdictions must use written procedures modeled after Designer Selection Board procedures to source services
- Develop a Request for Qualifications
 - Evaluative criteria to rank (not the same as Ch. 30B)
 - Must set a fee OR not to exceed fee
 - Base not to exceed fee on DSB fee guidelines, due diligence, OPM advice
- QBS requires ranking of finalist based on evaluations w/o price competition
- Top finalist provides prices based on set or not to exceed FEE
 - Negotiate fee with finalist
 - If no agreement, move to next finalist
- Local Design Services Procurement Process
 - Advertise in CR & Local newspaper 2 weeks before due date
 - Receive technical submissions only (NO PRICE)
 - Score and rank based on evaluation criteria
 - Reject non-responsive applications
 - Check references (reputation, ability, skill)
 - Select minimum 3 finalists
 - Negotiate fee if not fixed. Do not use percentage of contract price as this incentivizes waste.
- Publicize contract award in CR

TIMELINE FOR 41 Jefferson IFB

Provisional plan: *Move off 3 DUs to XXXXX (Receiving location To Be Confirmed)*

LAND BANK GOAL → HAVE SITE CLEARED AND OPEN FOR PUBLIC ACCESS/USE SUMMER 2026

- Week of 1/12/26 *or sooner* → EWA/Town assembles front end & Design team/staff submits back-end specs
- Mon., 1/12/26 → Order Prevailing Wage
- Th., 1/15/26 → Send Legal ad to CR
- Fri., 1/16/26 → Send Legal ad to Inky
- **Wed., 1/21/26 → Publish Legal ad in CR**
- **Wed., 1/21/26 → IFB posted on TON Procurement page, at 16 Broad, & Ad in CommBuys**
- Th., 1/22/26 → Publish Legal ad in Inky
- Tues. 2/3/26 → Pre-bid site conference(s) *may involve receiving sites*
- Fri., 2/6/26 → Deadline for questions
- **Wed., 2/11/26 → RFI / Addendum posted (if needed)**
- **Wed., 2/18/26^{3pm} → Bids due, opened, and ranked**
- 2/19-20/26 → check references
- **Tues., 2/24/26 → Contract approved by LB Commission / Select Board on 2/25**
- Fri., 2/27/26 *or sooner* → Contract fully executed and all related documents/bonds received by LB/Town
- WEEK of 3/2/26 → Meeting on site to go over sequence of work, process, etc...
- WEEK of 3/9/26 *or sooner* → Project site work begins
- 6/12/2026 *or sooner* → Substantial Completion Punch List
- 7/27/2026 *or sooner* → Punch list at 100% - 45 days later

TIMELINE for completion TBD by OPM and Design Services

8/1/25

TIMELINE FOR 41 Jefferson IFB

Provisional plan: *Move off / Move On / Install / Retrofit – 2 SDFUs to 159 Hummock Pond Rd*

LAND BANK GOAL → HAVE SITE CLEARED AND OPEN FOR PUBLIC ACCESS/USE SUMMER 2026

- Week of 1/12/26 *or sooner* → EWA/Town assembles front end & Design team/staff submits back-end specs
- Mon., 1/12/26 → Order Prevailing Wage
- Th., 1/15/26 → Send Legal ad to CR
- Fri., 1/16/26 → Send Legal ad to Inky
- **Wed., 1/21/26 → Publish Legal ad in CR**
- **Wed., 1/21/26 → IFB posted on TON Procurement page, at 16 Broad, & Ad in CommBuys**
- Th., 1/22/26 → Publish Legal ad in Inky
- Tues. 2/3/26 → Pre-bid site conference(s) *may involve receiving sites*
- Fri., 2/6/26 → Deadline for questions
- **Wed., 2/11/26 → RFI / Addendum posted (if needed)**
- **Wed., 2/18/26^{3pm} → Bids due, opened, and ranked**
- 2/19-20/26 → check references
- **Tues., 2/24/26 → Contract approved by LB Commission / Select Board on 2/25**
- Fri., 2/27/26 *or sooner* → Contract fully executed and all related documents/bonds received by LB/Town
- WEEK of 3/2/26 → Meeting on site to go over sequence of work, process, etc...
- WEEK of 3/9/26 *or sooner* → Project site work begins
- 7/3/2026 *or sooner* → Substantial Completion Punch List
- 8/24/2026 *or sooner* → Punch list at 100% - 45 days later

TIMELINE for completion TBD by OPM and Design Services

8/1/25



PROPOSAL

Easton Street Rain Garden Interpretive Signage

Nantucket Land Bank
22 Broad Street
Nantucket, MA 02554

August 6, 2025

PREPARED BY

Morgan Raith Design LLC

statement of qualifications

Morgan Raith Design LLC is a boutique creative consulting agency with nine years of experience specializing in strategic design and application of visual resources. Morgan's approach balances aesthetic clarity with curated information delivery. Her portfolio of work demonstrates proficiency in producing high-quality and memorable wayfinding and interpretive signage. Her projects reflect thoughtful application of visual hierarchy, structured composition, and attention to readability. She emphasizes client and stakeholder collaboration, precision, as well as alignment with organizational standards and existing branding. Strict adherence to deadlines, budgetary constraints, and proactive client communication is essential to Morgan's design process.

project objectives

The proposed interpretive sign will serve as an engaging and educational focal point within the Nantucket Land Bank's Easton Street property. Through clear language and thoughtfully composed custom illustrations and graphics, the sign will help visitors understand the property's ecological and functional value. Key messages will highlight how the site is designed to support biodiversity and filter runoff before reaching Nantucket Harbor. The sign's content will align with the Nantucket Land Bank's branding and interpretive goals while offering a visually compelling and informative experience that strengthens public understanding of the site's environmental benefits.

project fee

Task	Description	Cost
Project Management	Project meetings and general client communication	\$1,250
Style Guide Development	Text, color, and general style alignment with existing branding	\$500
Illustration Style Development	Development of bespoke illustration style	\$750
Content Development	General layout and development of educational objectives	\$1,250
Final Graphic Design	Development of custom illustrations, integration with text elements	\$2,500
Project Delivery	Design delivery, production coordination, and file hand-off to client	\$1,250
Project Total		\$7,500

project timing

Task	Timing
Style Guide Development	2 weeks
Illustration Style Development	2 weeks
Content Development	4 weeks
Graphic Design	4 weeks
Project Delivery	4 weeks

Projected timing based on design development, revisions, and coordination with client.
Timing of some elements may overlap.

references

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TRANSFER BUSINESS
Nantucket Land Bank Commission
Regular Meeting of August 12, 2025

1. July 2025 Transfers – Record Nos. 47651 through 47762

a. Current “M” Exemption and Liens:

No. 47712 Mason Gilbey

No. 47740 Lorna Dollery-Finley and Brian Springsteen

2. Unreported Transfer of Membership Interest: Notice of Assessment/Notice of Lien:

7 White LLC and Brett Fodiman Individually

Nantucket Islands Land Bank
Transfers by Month Report

No.	DATE	MAP	PAR	LOCATION	BUYER	SELLER	R	B	V	O	AC	PRICE	PAID	EX
47651	7/1/2025	0055	4214	POLLIWOG POND RD, 1A	JANE E MELVILLE REV	MELVILLE	0	0	0	-1	0.00	\$0.00	\$0.00	D
47652	7/1/2025	0012	019	CROWS NEST WY, 13	13 CROWS NEST LLC	RJG NOMINEE TRUST	-1	0	0	0	0.46	\$5,000,000.00	\$100,000.00	
47653	7/1/2025	4234	021	INDIA ST, 21	BEAM AND BEAGLE LLC	TWENTY-ONE INDIA LLC	-1	0	0	0	0.12	\$3,762,000.00	\$75,240.00	
47654	7/1/2025	0594	218	ARKANSAS AV, 9	DOSATALER-TOUCHETTE/	DOSATALER-TOUCHETTE/	0	0	0	-1	0.00	\$0.00	\$0.00	B
47655	7/2/2025	0593	013	ARKANSAS AV, 82	RYCHALSKY	RYCHALSKY	0	0	0	-1	0.00	\$0.00	\$0.00	C
47656	7/2/2025	0593	017	ARKANSA AV, 80	RYCHALSKY/CONRAD	RYCHALSKY	0	0	0	-1	0.00	\$0.00	\$0.00	C
47657	7/2/2025	0067	838-	SAND EEL LN, LOT 45	SWIFT	O'CONNOR	0	0	-1	0	0.03	\$86,000.00	\$1,720.00	
47658	7/2/2025	0067	845-	MIACOMET AV, 50, L47	O'CONNOR	SWIFT	0	0	-1	0	0.02	\$86,000.00	\$1,720.00	
47659	7/2/2025	0068	390	HONEYSUCKLE DR, 24	SANDPIPER PLACE COMM	NANTUCKET PROPERTY O	0	0	-1	0	0.23	\$0.00	\$0.00	D
47660	7/3/2025	0014	053	LAURETTA LN, 7	EEC MANAGEMENT I LLC	7 LAURETTA LANE LLC	-1	0	0	0	2.99	\$13,600,000.00	\$272,000.00	
47661	7/3/2025	0068	884	BEACH GRASS RD, 3	CILLIE	NANTUCKET PROPERTY O	0	0	-1	0	0.10	\$1,975,000.00	\$39,500.00	
47662	7/3/2025	0593	024	GOOSE COVE AV, 3	KENNETH R LOCKLIN LI	LOCKLIN/WEILAND	0	0	0	-1	0.00	\$0.00	\$0.00	D
47663	7/3/2025	0066	104-	MARBLE WY, 10A	10A MARBLE WAY REALT	10 MARBLE WAY NOMINE	0	0	-1	0	0.28	\$0.00	\$0.00	D
47664	7/3/2025	0068	332	MACYS LN, 37	BRACKK LLC	BRACKK LLC	-1	0	0	0	0.11	\$0.00	\$0.00	C
47665	7/3/2025	0040	1271	BISHOPS RISE, 20B	20B BISHOPS RISE INV	20B BISHOPS RISE INV	-1	0	0	0	2.02	\$441,290.25	\$8,825.82	
47666	7/3/2025	0040	1271	BISHOPS RISE, 20B	20B BISHOPS RISE INV	20B BISHOPS RISE INV	-1	0	0	0	2.02	\$149,750.00	\$2,995.00	
47667	7/7/2025	0055	078	NEWTOWN RD, 9	ROBERT B SNOW LIVING	SNOW	-1	0	0	0	0.61	\$0.00	\$0.00	D
47668	7/7/2025	5541	032	NEW ST, 3	NEW WARREN LLC	FANNETTE H SAWYER IR	-1	0	0	0	0.12	\$3,100,000.00	\$62,000.00	
47669	7/7/2025	0067	052	TOMS WY, 8	8 TOMS WAY LLC	MCINTOSH	0	0	-1	0	0.18	\$0.00	\$0.00	I
47670	7/7/2025	0069	323	NOBADEER FARM RD 42E	ZACCAGNINO	HENEKE	0	0	0	-1	0.00	\$1,425,000.00	\$28,500.00	
47671	7/8/2025	0056	461	MILK ST, 39	NANTUCKET 39 ACQUISI	39 MILK STREET LLC	-1	0	0	0	0.11	\$4,768,000.00	\$95,360.00	
47672	7/8/2025	7642	378	DARTMOUTH ST, 33	MARY LOUISE BAYBUTT	BAYBUTT, EST, FREDER	-1	0	0	0	0.23	\$0.00	\$0.00	D
47673	7/8/2025	0068	451	MILESTONE CROSSING 3	WILLIAM F ELLIS JR R	ELLIS JR	-1	0	0	0	2.76	\$0.00	\$0.00	D
47674	7/8/2025	0067	352+	MIACOMET AV, 60	RAY	EDITH ANN RAY REVOCA	-1	0	0	0	0.52	\$0.00	\$0.00	E
47675	7/8/2025	0067	883	MIACOMET AV, 62	62 MIACOMET AVENUE R	RAY	-1	0	0	0	0.11	\$0.00	\$0.00	D
47676	7/8/2025	0067	352	MIACOMET AV, 60	60 MIACOMET AVENUE R	RAY	-1	0	0	0	0.41	\$0.00	\$0.00	D
47677	7/8/2025	0068	094	SESAPANA RD, 18	EVENS REALTY TRUST	EVENS	-1	0	0	0	0.76	\$0.00	\$0.00	D
47678	7/8/2025	0068	1811	GREGLEN AV, 12B	NANTUCKET EAT LLC	HILLS AND VALLEYS LL	-1	0	0	0	0.24	\$0.00	\$0.00	I
47679	7/8/2025	0068	182	GREGLEN AV, 14A	HILLS AND VALLEYS LL	NANTUCKET EAT LLC	0	-1	0	0	0.24	\$0.00	\$0.00	I

No.	DATE	MAP	PAR	LOCATION	BUYER	SELLER	R	B	V	O	AC	PRICE	PAID	EX
47680	7/8/2025	0594	034	ARKANSAS AV, 62	CONWAY INVESTMENT RE	CONWAY	-1	0	0	0	0.05	\$0.00	\$0.00	D
47681	7/8/2025	0055	333	PROSPECT ST, 64	HARRINGTON NANTUCKET	HARRINGTON	-1	0	0	0	0.15	\$0.00	\$0.00	D
47682	7/9/2025	0067	471	WHERE WHERE LN, 1	KASZA	COWDEN FAMILY LIVING	-1	0	0	0	0.92	\$2,300,000.00	\$46,000.00	
47683	7/10/2025	0041	218	DERRY LN, 6	DERRY LANE LLC	DOUGLAS A COLLATZ 20	-1	0	0	0	0.94	\$0.00	\$0.00	I
47684	7/10/2025	0055	920	OLD FARM RD, 3	39 MILK STREET LLC	FEDER	-1	0	0	0	0.21	\$6,300,000.00	\$126,000.00	
47685	7/10/2025	0068	972	FAWN LN, 2	2 FAWN LANE LLC	TIC T'ACK TOE LLC	-1	0	0	0	0.11	\$3,207,500.00	\$64,150.00	
47686	7/10/2025	4332	054	PINE ST, 18	18 PINE STREET LLC	18 PINE STREET NOMIN	-1	0	0	0	0.11	\$0.00	\$0.00	I
47687	7/11/2025	0067	2731	HOOPER FARM RD, 46	ACK LOCAL MANAGEMENT	PANUNZIO	-1	0	0	0	0.36	\$1,600,000.00	\$32,000.00	
47688	7/11/2025	0067	1171	BOYNTON LN, 18	RYAN ACK REALTY LLC	18 BOYNTON LANE LLC	0	-1	0	0	0.15	\$2,437,500.00	\$48,750.00	
47689	7/11/2025	0087	069+	WESTERN AV, 12	CARLSON FAMILY REVOC	CARLSON	-1	0	0	0	0.60	\$0.00	\$0.00	D
47690	7/11/2025	0131	056	MEADOW VIEW DR, 35	35 MVD LLC	MORASH GIFT REALTY T	-1	0	0	0	1.34	\$4,600,000.00	\$92,000.00	
47691	7/14/2025	0041	380	WYERS WY, 3	THE CEYLON ELVES LLC	THANK YOU ALINE NOMI	-1	0	0	0	0.17	\$0.00	\$0.00	I
47692	7/14/2025	0041	3801	WYERS WY, 3B	THE CEYLON ELVES LLC	3 WW NOMINEE TRUST	0	0	-1	0	0.24	\$0.00	\$0.00	I
47693	7/14/2025	0594	021	MADAKET RD, 230	SSC ACK LLC	AVERNE REALTY TRUST	-1	0	0	0	0.67	\$1,875,000.00	\$37,500.00	
47694	7/14/2025	0068	338+	BEACH GRASS RD, 49	ARMANETTI	RICHMOND VIOLET 103	0	0	0	-1	7.76	\$125,750.00	\$2,515.00	
47695	7/15/2025	0068	725-	DAFFODIL LN, 1	ONE DAFFODIL LLC	PLACHANIS, EST, A EU	0	0	-1	0	0.92	\$1,176,000.00	\$23,520.00	
47696	7/15/2025	0075	105	CHUCK HOLLOW RD, 35	MARK J CUTONE TRUST	CUTONE	-1	0	0	0	1.53	\$0.00	\$0.00	D
47697	7/15/2025	0040	005-	TROTTS HILLS RD, 15	STEPHEN P LANGER 200	ASHER HILL NOMINEE T	-1	0	0	0	3.87	\$0.00	\$0.00	D
47698	7/15/2025	0040	006-	TROTTS HILLS RD, 11	ASHER HILL NOMINEE T	STEPHEN P LANGER 200	0	0	-1	0	2.22	\$0.00	\$0.00	D
47699	7/16/2025	0066	350	LUFF RD, 3	WILLIAM B FOOTE AND	FOOTE	-1	0	0	0	0.34	\$0.00	\$0.00	D
47700	7/16/2025	4241	767	SWAIN ST, 15, C7	PATEL/BONNER	FERNANDES	0	0	0	-1	0.00	\$10,000.00	\$200.00	
47701	7/16/2025	0040	006	TROTTS HILLS RD, 11	11 TROTTS HILLS LLC	ASHER HILL NOMINEE T	0	0	-1	0	2.22	\$4,231,708.00	\$84,634.16	
47702	7/16/2025	0076	046	FLINTLOCK RD, 10	BOLAN	D CLETUS AND FRANCES	-1	0	0	0	1.10	\$0.00	\$0.00	D
47703	7/16/2025	0067	519-	OLD SOUTH RD, 33	TGT REALTY TRUST	26 TICCOMA LLC	0	0	-1	0	0.34	\$1,200,000.00	\$24,000.00	
47704	7/16/2025	0067	081	BARTLETT RD, 21	21 BARTLETT ROAD LLC	SULLIVAN, EST KATHLE	-1	0	0	0	0.23	\$0.00	\$0.00	I
47705	7/17/2025	0041	541	POWDERHOUSE LN, 5	DOLPHIN CHILDS LLC	WILLIAM D CHILDS AND	-1	0	0	0	0.12	\$0.00	\$0.00	I
47706	7/17/2025	0067	149	FAIRGROUNDS RD, 31	NANTUCKET ISLANDS LA	NHA PROPERTIES INC.	0	0	-1	0	0.78	\$396,980.00	\$0.00	A
47707	7/17/2025	0068	1811	GREGLEN AV, 12B	WORKING WOMBATS LLC	NANTUCKET EAT LLC	0	-1	0	0	0.24	\$2,450,000.00	\$49,000.00	
47708	7/18/2025	0055	252	VESPER LN, 2	HOLDGATE	HOLDGATE HOLDINGS IN	-1	0	0	0	0.23	\$0.00	\$0.00	B
47709	7/18/2025	0030	173	SHERBURNE TP, 19	19 SHERBURNE TURNPIK	SHERBURNE TURNPIKE N	0	0	-1	0	0.53	\$5,900,000.00	\$118,000.00	
47710	7/18/2025	0041	100+	DERRY LN, 8	GREY LADY CAPITAL LL	GARDNER, SR, EST, JO	-1	0	-1	0	1.06	\$9,375,000.00	\$187,500.00	
47711	7/18/2025	0068	349	SANDPLAIN DR, 5	GUEVARA	RICHMOND GREAT POINT	0	0	-1	0	0.11	\$625,000.00	\$12,500.00	

No.	DATE	MAP	PAR	LOCATION	BUYER	SELLER	R	B	V	O	AC	PRICE	PAID	EX
47712	7/18/2025	5514	321	UNION ST, 54R	GILBEY	54A UNION LLC	0	0	-1	0	0.06	\$611,000.00	\$0.00	M
47713	7/21/2025	6021	002	D ST, 16	CHERYL GILBERT DECLA	GILBERT	-1	0	0	0	0.23	\$0.00	\$0.00	D
47714	7/21/2025	0067	476	APPLETON RD, 8	JOHN P CORREIA II RE	CORREIA	-1	0	0	0	0.31	\$0.00	\$0.00	D
47715	7/21/2025	4241	086	EASTON ST, 55	ROMANO	EASTON STREET LLC	-1	0	0	0	0.17	\$0.00	\$0.00	J
47716	7/21/2025	0054	1308	MILESTONE RD, 16A	SIASCONSET HOUSE LLC	SUSAN STICKNEY ROHRE	0	0	0	-1	0.00	\$1,890,000.00	\$37,800.00	
47717	7/21/2025	0079	562	SKYLINE DR, 87B	2019 ELIZABETH M WHE	WHELDEN	0	0	0	-1	0.00	\$0.00	\$0.00	D
47718	7/22/2025	0030	100	E HALLOWELL LN, 1	SACHEM LAND COMPANY	SACHEM CORNER LLC	-1	0	0	0	0.33	\$0.00	\$0.00	J
47719	7/22/2025	0030	100	E HALLOWELL LN, 1	REED	SACHEM LAND COMPANY	-1	0	0	0	0.33	\$0.00	\$0.00	J
47720	7/23/2025	0030	100	E HALLOWELL LN, 1	EDELWEISS HALLOWELL	SACHEM CORNER LLC ET	-1	0	0	0	0.33	\$6,425,000.00	\$128,500.00	
47721	7/22/2025	0041	4671	WANNACOMET RD, 9	9 WANNACOMET ROAD LL	SALOMON/LORCH	-1	0	0	0	3.30	\$0.00	\$0.00	I
47722	7/23/2025	0066	074	SOMERSET LN, 40	LYNDELL A KALMAN REV	LYNDELL A KALMAN REV	-1	0	0	0	0.89	\$0.00	\$0.00	D
47723	7/23/2025	0068	505	GOLDFINCH DR, 9	TOWN OF NANTUCKET	KARBERG	-1	0	0	0	0.13	\$1,900,000.00	\$0.00	A
47724	7/23/2025	4233	037	MILK ST, 26B	CEDAR & STONE HS LLC	26 MILK SMILEY LLC	-1	0	0	0	0.11	\$2,485,000.00	\$49,700.00	
47725	7/23/2025	0080	2976	S PASTURE LN, 10	BADLANDS INVESTMENTS	GIRD	-1	0	0	0	1.84	\$1,925,000.00	\$38,500.00	
47726	7/23/2025	0068	4702	WITHERSPOON DR, 4B	RENZULLI	RENZULLI	0	0	0	-1	0.00	\$480,000.00	\$9,600.00	
47727	7/24/2025	0030	100	E HALLOWELL LN, 1	SACHEM CORNER LLC	SACHEM CORNER LLC	-1	0	0	0	0.33	\$0.00	\$0.00	C
47728	7/24/2025	0030	100	E HALLOWELL LN, 1	SACHEM CORNER LLC	SACHEM CORNER LLC	-1	0	0	0	0.33	\$0.00	\$0.00	C
47729	7/24/2025	0030	100	E HALLOWELL LN, 1	SACHEM CORNER LLC	SACHEM CORNER LLC	-1	0	0	0	0.33	\$0.00	\$0.00	C
47730	7/24/2025	0030	100	E HALLOWELL LN, 1	SACHEM LAND COMPANY	SACHEM CORNER LLC	-1	0	0	0	0.33	\$0.00	\$0.00	C
47731	7/25/2025	0068	136	NANCY ANN LN, 11	NANCY ANN LANE LLC	ACK ACQUISTIONS LLC	0	-1	0	0	0.56	\$4,300,000.00	\$86,000.00	
47732	7/28/2025	0068	400+	OLD SOUTH RD, 86A	KASCHULUK	KASCHULUK	0	0	-1	0	0.85	\$0.00	\$0.00	K
47733	7/28/2025	0068	4191+	VAN GILDER AV, 1	KASCHULUK	KASCHULUK	0	0	-1	0	0.90	\$0.00	\$0.00	K
47734	7/28/2025	5541	032	WARREN ST, 2	NEW WARREN LLC	NEW WARREN LLC	-1	0	0	0	0.12	\$0.00	\$0.00	C
47735	7/29/2025	0029	9014	STONE BARN WY, 5D	KAPLAN	STOBIE/DORSETT, III	0	0	0	-1	0.00	\$3,750,000.00	\$75,000.00	
47736	7/29/2025	0030	166	CLIFF RD, 83	WERT OMAN NOMINEE TR	WERT OMAN NOMINEE TR	-1	0	0	0	0.46	\$0.00	\$0.00	C
47737	7/29/2025	4232	218	UNION ST, 25	KATHERINE D BARONE R	BARONE	-1	0	0	0	0.14	\$0.00	\$0.00	D
47738	7/29/2025	0763	295	ARLINGTON ST, 20	MOSTYKANOVA	FEENEY	-1	0	0	0	0.18	\$237,000.00	\$0.00	K
47739	7/29/2025	7313	081	SHELL ST, 14	DONALD W HEYDA LIVIN	HEYDA ENSCONCED NOMI	-1	0	0	0	0.03	\$0.00	\$0.00	D
47740	7/29/2025	0594	141	ARKANSAS AV, 24	DOLLERY-FINLEY/SPRIN	PETTEI	-1	0	0	0	0.08	\$869,550.00	\$0.00	M
47741	7/29/2025	0072	039	LYONS LN, 31	31 LYONS LANE LLC	LOPIANO	-1	0	0	0	1.50	\$0.00	\$0.00	I
47742	7/29/2025	0049	1661-	BURNELL ST, 52	54 BURNELL LLC	LA BARCA REALTY TRUS	0	0	-1	0	0.08	\$405,000.00	\$8,100.00	
47743	7/30/2025	0593	2705	S CAMBRIDGE ST, 34	BOURN	O'CONNOR, EST, ALICE	0	0	0	-1	0.00	\$9,200.00	\$184.00	

No.	DATE	MAP	PAR	LOCATION	BUYER	SELLER	R	B	V	O	AC	PRICE	PAID	EX
47744	7/30/2025	7342	129	LINCOLN ST, 12-	ACK 12.5 LINCOLN STR	GRAF	0	0	-1	0	0.12	\$0.00	\$0.00	I
47745	7/30/2025	7342	090	LINCOLN ST, 14	ACK 14 LINCOLN STREE	GRAF	-1	0	0	0	0.14	\$0.00	\$0.00	I
47746	7/30/2025	7342	911	W SANKATY RD, 24	24 W SANKATY LLC	GRAF	0	0	-1	0	0.12	\$0.00	\$0.00	I
47747	7/30/2025	7342	091	W SANKATY RD, 22	22 W SANKATY LLC	GRAF	-1	0	0	0	0.12	\$0.00	\$0.00	I
47748	7/30/2025	0067	6931	FAIRGROUNDS RD, 71R	SALLY L MARRER REVOC	LANGLOIS/MARRER	-1	0	0	0	0.26	\$0.00	\$0.00	D
47749	7/31/2025	5541	066	PINE ST, 33	SORIANO	SUZANNE TAYLOR TRUST	-1	0	0	0	0.09	\$0.00	\$0.00	D
47750	7/31/2025	4923	052	EMILY ST, 5	17 BR ROSALY LLC	GOLDFINCH LLC	-1	0	0	0	0.19	\$4,155,000.00	\$83,100.00	
47751	7/31/2025	0049	167-	BURNELL ST, 50, L 37	END ZONE HOMEOWNERS	COSTA'S AVALON LLC	0	0	-1	0	0.37	\$0.00	\$0.00	D
47752	7/31/2025	0049	166-	BURNELL ST, 52, L 33	OLIVERS WAY HOMEOWNE	LA BARCA REALTY TRUS	0	0	-1	0	0.11	\$0.00	\$0.00	D
47753	7/31/2025	0049	167-	BURNELL ST, 50, L 34	50B JW LLC AND JACQU	COSTA'S AVALON LLC	-1	0	0	0	0.97	\$2,900,000.00	\$58,000.00	
47754	7/31/2025	0068	3008	OLD SOUTH RD, 133A	133 OLD SOUTH ROAD L	ZACCAGNINO	0	0	0	-1	0.00	\$625,000.00	\$12,500.00	
47755	7/31/2025	0079	015	WEWEEDER AV, 50	HARRIS ON WEWEEDER L	HARRIS ON WEWEEDER L	-1	0	0	0	1.15	\$0.00	\$0.00	B
47756	7/31/2025	0055	3401-	NEW ST, 12	12 NEW STREET NOMINE	IORIO	0	0	-1	0	0.08	\$1,050,000.00	\$21,000.00	
47757	7/31/2025	7342	072	NEW ST, 17	SUMMER SHELTER LLC	SUMMER SHELTER LLC	-1	0	0	0	0.20	\$0.00	\$0.00	C
47758	7/31/2025	7331	018	OCEAN AV, 21	COTTAGE CLUB LLC	COTTAGE CLUB LLC	-1	0	0	0	0.13	\$0.00	\$0.00	C
47759	7/31/2025	0025	014	ALMANACK POND RD, 25	ALMANAC POND FARM LL	ALMANAC POND FARM LL	-1	0	0	0	4.73	\$500,000.00	\$10,000.00	
47760	7/31/2025	0021	147	SQUAM RD, 16	16 SQUAM ROAD LLC	SCHUSTER	0	0	-1	0	2.74	\$5,600,000.00	\$112,000.00	
47761	7/31/2025	4932	181+	BURNELL ST, 52	60 BURNELL LLC	54 BURNELL LLC	0	0	-1	0	0.36	\$2,500,000.00	\$50,000.00	
47762	7/31/2025	0069	057+	ARROWHEAD DR, 8- 10	BLUE WATER GLYN'S MA	GLYN'S MARINE INC	0	-1	0	0	0.80	\$5,549,692.00	\$110,993.84	
GRAND TOTALS							-68	-26			\$130,369,920.25			
							-5	-14			71.22	\$2,527,107.82		

FY26 Budget Narrative Operating/Debt Service Budget

Below are the line items I thought needed additional explanation. Please note the line item corresponds to the line # on the left column in the budget.

PERSONNEL EXPENSES

#10 Assistant Administrator – We anticipate defining and advertising this new position before the end of the calendar year and therefore the budget is prorated for the partial year.

EXPENSES

#32 Heat – The cost of fuel increased this year, and we own additional buildings. According to our housing policy we will be covering utilities for NLB employee housing.

#33 Electricity – The cost of electricity increased this year, and we own additional buildings. According to our housing policy we will be covering utilities for NLB employee housing.

#36 Property Management Equipment/Supplies – We anticipate the costs of materials and supplies to increase this year.

#39 Property Maintenance – These are property maintenance expenses related to specific properties, which do not warrant capitalization because they are less than \$25,000. The budget number reflects a full year of maintenance costs of parks like Creeks Preserve, Dog Park, Easy Street, Garden by the Sea. Including landscaping, gardening, painting, supplies, cleaning, repairs, appliance replacements, etc.

#40 Cleaning and Trash Removal – The costs for services have increased and we have added additional property cleaning services (dog waste) this summer.

#42 Professional Services (Misc) – Increased to cover: Leadership training for staff; Compensation study ongoing services/upgrades: training for cloud-based computer system; and NLB planning consultant.

#50 NLB Book – Staff is in communication with the author to discuss whether it makes sense to put this project on a temporary hold until the NLB planning process is completed. The reason for this request is to facilitate the writing of the last chapter.

#51 Outreach – We are getting prices to update the Land Bank website and anticipate additional need for outreach as part of the planning process.

#54 Telephone – This increase in budget is due to the transition from the Town IT services, phone services.

#56 Water Quality Monitoring – There are increased testing requirements as part of environmental permits, and we will be monitoring the water quality periodically for all the housing units that are on well water and/or irrigation wells for the community gardens.

#61 Agricultural Supplies/Equipment – This is a new line item.

#65 Special Projects – Property Improvements – This line item was over budget in FY25 due to the \$69,100 for permitting Miacomet Pond dredging.

#66 Special Project – Forest Management – We are budgeting \$100,000 per year for forestry projects. In FY24 and FY25 we received grants for \$74,700 and \$75,000 respectively. We are applying for and hope to receive this grant again.

#69 General Property Maintenance – This was increased to reflect activity in this account from last year. The costs of material, supplies, service vendors, etc. have grown as have the number of high maintenance properties.

#70 Special Project Building Move/Demo – This budget line is in anticipation of NLBs contribution to the expense of moving and reassembling three buildings from 41 Jefferson off Land Bank property. This project will likely span two fiscal years, so this budget item is just for FY26.

#77 Vehicle Maintenance – This budget has been increased to reflect last year's expenditures. We anticipate the amount we are spending on repairs will be less as we have contracted a vendor to perform regular maintenance. However, that will potentially be offset by the administrative costs for him to organize and maintenance records, etc. going forward.

#78 Books/Subscriptions/Web Site/Software – Increased this budget in anticipation of moving from the town IT and needing to purchase software licenses and large monthly Comcast expense for our internet and phones that was covered by the town in the past.

#79 IT Services – We will be paying the town IT department through June 2025 but also doubling up with a new service to transition us from the town to cloud-based system.

#80/81 Travel & Seminars/Conferences/Education – Budgets have been increased for employee training as this is seen as a valuable way to retain and grow talented staff.

#85 Insurance General/Liability/Vehicle – This has been a volatile number that we have no control over. Surprisingly our insurance expenses were lower than anticipated in FY25 even though we have more vehicles, buildings etc. I doubt that will happen again in FY26.

#93 Purple Wampum (41 Jefferson) Interest Expense – The accrued interest in FY25 was \$79,911.45, however that has not been paid yet. The total interest on the note is \$164,798.50 and it will be paid in two payments (11/13/25 & 2/13/26).

NANTUCKET LAND BANK COMMISSION

Draft FY26 Operating Budget

			2025 Budget	2025 Actual	Variance	2026 Budget
		A. PERSONNEL EXPENSES				
1		Executive Director	156,550.00	157,842.28	(1,292.28)	178,500.00
2		Former Ex Director Pay/Comp Package	165,028.00	165,028.00	0.00	0.00
3		Special Projects - Coordinator	112,600.00	115,038.24	(2,438.24)	119,064.00
4		Property Manager (R. Earley)	129,450.00	142,065.00	(12,615.00)	149,168.00
5		Dir. of of Finance & Administration (S. Campese)	142,328.00	146,702.98	(4,374.98)	154,030.00
6		Property Foreman (J. Pollock)	155,000.00	169,180.24	(14,180.24)	177,639.00
7		Buildings/Facilities Manager (T. Geras)	109,200.00	119,301.83	(10,101.83)	125,267.00
8		Building/Facilities Technician (M Hurff)	48,000.00	63,025.07	(15,025.07)	60,180.00
9		Office Administrator (M. Wilson)	90,000.00	91,018.14	(1,018.14)	95,569.00
10		Assistant Administrator (TBA)	27,300.00	0.00	27,300.00	60,000.00
11		Dir of Operational Resources	0.00	15,348.38	(15,348.38)	0.00
12		Dir. of Environmental & Agricultural Resources (E. Murph	85,000.00	101,169.96	(16,169.96)	106,230.00
13		Field Ecology Coordinator (M. Cahill)	81,900.00	91,018.14	(9,118.14)	95,570.00
14		Field Ecologists (A. DeCarlo)	38,000.00	62,861.62	(24,861.62)	66,000.00
15		Research Ecologist (E. Murphy)	0.00	0.00	0.00	0.00
16		Environmental Permitting Coordinator (E. Phelps)	95,600.00	96,536.83	(936.83)	101,365.00
17		Field Operations Administrator (C.O'Connor)	91,000.00	99,825.00	(8,825.00)	104,815.00
18		Shorebird Monitor & Ecology Technician	12,500.00	18,366.25	(5,866.25)	17,000.00
19		Seasonal Property Field Assistants (2)	37,000.00	51,790.50	(14,790.50)	48,500.00
20		Assistant Property Steward PT (Seasonal)	14,000.00	19,280.00	(5,280.00)	18,000.00
21		Property Steward (R. Schraff)	112,500.00	117,049.50	(4,549.50)	122,902.00
22		Park Steward	4,651.00	4,151.25	499.75	0.00
23		Assistant Property Steward (Yearround)	45,000.00	52,498.73	(7,498.73)	77,185.00
24		Fleet/Equipment Manager (tba)	43,500.00	0.00	43,500.00	0.00
25		Agricultural Specialist (tba)	48,000.00	54,201.49	(6,201.49)	79,000.00
26		Communications/Outreach Coordinator (tba)	67,000.00	47,058.14	19,941.86	79,000.00
27		Barnstable Pension Fund Employer	250,000.00	315,748.08	(65,748.08)	306,843.00
28		Medical Insurance (BCBS)	470,000.00	400,734.42	69,265.58	450,000.00
29		Life Insurance/Disability Insurance	32,000.00	19,570.20	12,429.80	24,000.00
30		FICA Employer	28,000.00	27,364.43	635.57	29,100.00
31		Unemployment Insurance	3,000.00	4,297.66	(1,297.66)	3,500.00
		TOTAL PERSONNEL EXPENSES	2,694,107.00	2,768,072.36	(73,965.36)	2,848,427.00
		B. EXPENSES				
32		Heat	30,000.00	32,132.30	(2,132.30)	40,000.00
33		Electric	29,100.00	49,447.12	(20,347.12)	55,000.00
34		Water/Sewer	25,000.00	21,606.50	3,393.50	25,000.00
35		Property Management Research	2,000.00	1,000.00	1,000.00	2,000.00
36		Property Management Equipment/Supplies	32,000.00	30,782.05	1,217.95	40,000.00
37		Property Management Equipment Maintenance	50,000.00	32,526.26	17,473.74	50,000.00
38		Office Equipment Maintenance	1,000.00	1,124.12	(124.12)	1,300.00
39		*Property Maintenance	500,000.00	446,133.17	53,866.83	500,000.00
40		Cleaning and Trash Removal	30,000.00	33,343.32	(3,343.32)	50,000.00
41		Legal Services Golf	5,000.00	0.00	5,000.00	5,000.00
42		Professional Services (misc.)	125,000.00	98,796.85	26,203.15	200,000.00
43		Accounting/Auditing/Bank Charges	35,000.00	34,834.78	165.22	40,000.00
44		Legal Services General/Disbursements	100,000.00	92,670.50	7,329.50	100,000.00
45		Legal Litigation	150,000.00	36,671.30	113,328.70	150,000.00
46		Legal Acquisition	100,000.00	154,839.53	(54,839.53)	100,000.00
47		Acquisition Expenses	25,000.00	36,333.00	(11,333.00)	25,000.00
48		Map Production	4,000.00	0.00	4,000.00	5,000.00
49		Bond Trustee Expenses	1,200.00	1,000.00	200.00	1,500.00
50		NLB Book	75,000.00	21,315.00	53,685.00	5,000.00
51		Outreach	105,000.00	100,197.88	4,802.12	200,000.00
52		Advertising	10,000.00	11,261.82	(1,261.82)	15,000.00
53		Printing	1,750.00	1,011.50	738.50	1,500.00

NANTUCKET LAND BANK COMMISSION

Draft FY26 Operating Budget

		2025 Budget	2025 Actual	Variance	2026 Budget
54	Telephone/Fax/Cell Phones	25,000.00	9,708.92	15,291.08	50,000.00
55	Postage and Meter Rental	4,400.00	4,437.34	(37.34)	4,600.00
56	Water Quality Monitoring	50,000.00	72,449.15	(22,449.15)	75,000.00
57	Invasive Species Work	50,000.00	34,925.57	15,074.43	50,000.00
58	Environmental Consultants	50,000.00	24,872.75	25,127.25	50,000.00
59	Environmental - Supplies/Equipment	5,000.00	3,427.21	1,572.79	5,000.00
60	Agricultural Consultants	10,000.00	11,000.00	(1,000.00)	15,000.00
61	Agricultural Supplies/Equipment	0.00	0.00	0.00	5,000.00
62	Encroachment Expenses	270,000.00	107,674.06	162,325.94	150,000.00
63	Conservation Restriction Expense	50,000.00	8,824.18	41,175.82	50,000.00
64	Special Projects-Restoration/Environmental	5,000.00	0.00	5,000.00	5,000.00
65	Special Projects-Property Improvements	100,000.00	132,952.06	(32,952.06)	100,000.00
66	Spec Project - Forest Management	100,000.00	114,780.04	(14,780.04)	100,000.00
67	Road Maintenance	200,000.00	63,055.63	136,944.37	200,000.00
68	Burn Program General (Labor & Non-Capital Expenses)	12,000.00	0.00	12,000.00	12,000.00
69	General Property Maintenance	70,000.00	103,572.60	(33,572.60)	110,000.00
70	Spec Pro Bid Move/Demo	0.00	2,752.40	(2,752.40)	1,500,000.00
71	Licenses/Property Taxes/Fees/Permits	20,000.00	14,361.67	5,638.33	20,000.00
72	Registry Recordings/Copies	7,500.00	7,350.00	150.00	7,500.00
73	Office Supplies	6,000.00	6,216.67	(216.67)	6,500.00
74	Meeting Expenses	3,000.00	3,788.12	(788.12)	4,000.00
75	Office Furniture and Equipment	20,000.00	23,890.01	(3,890.01)	20,000.00
76	Vehicle Fuel - Diesel and Gas	18,000.00	15,302.92	2,697.08	18,000.00
77	Vehicles Maintenance	15,000.00	24,980.98	(9,980.98)	25,000.00
78	Books/Subscriptions/Web Site/Software	35,000.00	18,589.88	16,410.12	80,000.00
79	IT Services	75,000.00	11,062.50	63,937.50	75,000.00
80	Travel	6,500.00	8,835.99	(2,335.99)	9,000.00
81	Seminars/Conferences/Education/Employee Relations	8,000.00	9,693.74	(1,693.74)	15,000.00
82	Dues - Professional	1,500.00	1,528.00	(28.00)	1,600.00
83	Insurance General/Liability/Vehicle	107,000.00	67,146.41	39,853.59	80,000.00
84	Life Insurance Prem Exp Note #19	26,208.00	26,208.00	0.00	26,208.00
	EXPENSES	2,786,158.00	2,170,413.80	615,744.20	4,480,708.00
	TOTAL OPERATING EXPENSES (A and B)	5,480,265.00	4,938,486.16	541,778.84	7,329,135.00
	C. MITIGATION OUTLAY				
85	Smooth Hummocks Mitigation Expenses	10,000.00	6,725.00	3,275.00	20,326.00
86	Industrial Park Mitigation Expenses	6,000.00	0.00	6,000.00	0.00
87	Nobadeer Farm Road Mitigation Expenses	1,000.00	0.00	1,000.00	0.00
88	Wastewater treatment conservation area		6,475.00	(6,475.00)	15,411.68
89	Cisco Parking Mitigation		9,975.00	(9,975.00)	9,935.71
		17,000.00	23,175.00	45,673.39	45,673.39
	D. DEBT SERVICE INTEREST EXPENSE				
90	Note #19 Marble Interest	103,074.40	103,074.40	0.00	103,074.40
91	2012 Series A Bond Interest	68,677.56	68,677.56	0.00	65,090.12
92	2016 Bond Interest	102,978.68	102,978.68	0.00	60,195.50
93	Note Purple Wampum Interest (41 Jefferson)		79,911.45		84,887.05
		274,730.64	354,642.09	0.00	313,247.07
	TOTAL OPERATING, MITIGATION, DEBT SERVICE	5,771,995.64	5,316,303.25	455,692.39	7,688,055.46

NANTUCKET LAND BANK COMMISSION
Draft FY26 Capital Budget

A. BUILDING IMPROVEMENTS			FY 2025 Budget	FY25TD Actual	FY2026 Budget
	6880-02	Munson House - Bathroom Renovation	\$0	\$35,817	\$50,000
	6880-05	Somerset Farmhouse - Basement Apartment	\$0	\$7,654	\$450,000
	6880-14	Maintenance Facility Expansion	\$500,000	\$24,614	\$2,250,000
	6880-14	Maintenance Facilities Roof Replacements	\$225,000	\$232,864	\$100,000
	6880-14	Shop - Overhead Door and Concrete Pads	\$0	\$52,062	done
	6880-14	Shop - Resource Building Move	\$0	\$0	\$200,000
	6880-16	30 Mizzenmast - Renovation	\$0	\$503,527	done
	6880-17	22 Broad Street - Renovations	\$100,000	\$55,700	\$100,000
	6880-26	Eat Fire Spring - Buildings	\$200,000	\$97,971	\$300,000
	6880-27	Pease Duplex and Garage	\$500,000	\$21,264	\$2,250,000
	6880-28	14 Cathcart Street - Renovation	\$50,000	\$226,073	done
	6880-28	14 Cathcart Street - Solar	\$0	\$0	\$50,000
	6880-29	22 Hawthorne Lane - Renovation	\$0	\$52,401	\$15,000
	6880-30	1 Meader Street - Roof	\$0	\$0	\$70,000
	6880-31	Cedar Camp (Cottage at Cathcart Beach)	\$0	\$0	\$50,000
	6880-32	159 Hummock Pond Rd - Two Jefferson Bldgs	\$0	\$0	\$1,500,000
		TOTAL BUILDING IMPROVEMENTS	\$1,575,000	\$1,309,946	\$7,385,000
B. PROPERTY IMPROVEMENTS			FY 2025 Budget	FY25TD Actual	FY2026 Budget
	6881-02	Petrel Landing Permitting	\$50,000	\$4,871	\$50,000
	6881-04	NRSA - Expansion	\$0	\$0	\$150,000
	6881-07	Community Garden at Hinsdale Park	\$100,000	\$148,524	done
	6881-07	Community Garden at Hinsdale Park - SHED	\$0	\$0	\$50,000
	6881-07	Hinsdale Park - Accessible Trail	\$0	\$0	\$500,000
	6881-10	Cisco Beach Parking Resurficing/Road Relocation	\$200,000	\$0	\$500,000
	6881-12	Codfish Park - Improvements	\$0	\$0	\$300,000
	6881-17	Long Pond Landing	\$0	\$190	\$150,000
	6881-21	Lily Pond Restoration	\$500,000	\$470,491	\$1,000,000
	6881-24	Consue Springs Restoration	\$50,000	\$0	\$50,000
	6881-25	Ottison/Bachman - Master Plan and Merger	\$50,000	\$13,088	Done
			FY 2025 Budget	FY25TD Actual	FY2026 Budget

NANTUCKET LAND BANK COMMISSION
Draft FY26 Capital Budget

	6881-26	Maxcy Pond (Cliff Road Parking Improvements)	\$75,000	\$0	\$50,000
	6881-29	19 East Creek (demo, dock and permitting)	\$500,000	\$17,774	\$500,000
	6881-30	321 Polpis (property cleanup, etc)	\$0	\$4,378	Done
	6881-31	65/67 Easton Street	\$80,000	\$100,327	done
	6881-32	Aurora Way - Boardwalk	\$50,000	\$0	\$75,000
	6881-34	Eat Fire Spring - Landscaping/Farm Infrastructure	\$500,000	\$42,255	Done
	6881-35	Holly Farm (Craig) Parking Lot Repairs	\$50,000	\$0	\$0
	6881-37	32 Western Ave (Apthorpe) Boardwalk	\$150,000	\$114,555	done
	6881-38	West End Overlook (Wood) Tree work	\$0	\$0	\$80,000
	6881-38	West End Overlook (Wood) Pipe Removal/Bulkhead	\$0	\$0	\$100,000
	6881-39	Mill Hill Park - Property Improvements	\$100,000	\$0	\$500,000
	6881-41	Washington Street/Francis Street - Framework/Park	\$250,000	\$97,537	\$152,463
	6881-43	Community Garden Greenhouse at Pease	\$10,000	\$81,069	Done
	6881-44	Bike Park	\$230,000	\$25,463	\$1,000,000
	6881-45	Mt Vernon Farm - Farm Infrastructure	\$400,000	\$152,661	\$50,000
	6881-48	My Grandfather's Farm Infrastructure	\$0	\$84,483	done
	6881-49	106 Main Street - Garden Improvements	\$25,000	\$7,776	\$25,000
	6881-50	41 Jefferson Avenue - Parking Lot Improvements	\$0	\$0	\$200,000
		TOTAL PROPERTY IMPROVEMENTS	\$3,370,000	\$1,365,442	\$5,482,463
			FY 2025 Budget	FY25TD Actual	FY2026 Budget
C. VEHICLES AND EQUIPMENT					
	6882-00	Bobcat - Two Mowers	\$9,847	\$9,847	\$0
	6882-00	John Deere 2024 Tractor	\$99,881	\$99,893	\$0
	6882-00	Ford F650 w/flatbed & dumpsters	\$158,815	\$158,815	\$0
	6882-00	Morbark - Brush Chipper	\$159,650	\$159,650	\$0
	6882-00	Utility Trailer	\$5,500	\$5,500	\$0
	6882-00	Ford F150-Buildings/Facilities	\$50,000	\$50,610	\$0
	6882-00	Ford Lightning or Maverick-Resource	\$60,000	\$0	\$0
	6882-00	Bobcat	\$0	\$79,709	\$0
	6882-00	Tool Set and Cabinet	\$0	\$3,819	\$0

NANTUCKET LAND BANK COMMISSION
Draft FY26 Capital Budget

			FY 2025 Budget	FY25TD Actual	FY2026 Budget
	6882-00	Vehicle Lift	\$0	\$19,786	\$0
	6882-00	Bobcat - Grapple for T1001MT	\$0	\$7,130	\$0
	6882-00	Billy-Goat Brush Cutter	\$0	\$5,275	\$0
	6882-00	Chipper Remote	\$0	\$2,568	\$0
			\$0	\$0	\$0
	6882-00	Ford F150 - Resource	\$0	\$0	\$54,463
	6882-00	Ford F550 Chipper Truck	\$0	\$0	\$106,000
	6882-00	Ford F150 - Property Management	\$0	\$0	\$48,000
	6882-00	Ford Escape ST-Line (EV) for Office	\$0	\$0	\$50,000
	6882-00	Tractor 575E Open Cab	\$0	\$0	\$33,919
	6882-00	20 ft Batwing Deck Mower	\$0	\$0	\$35,000
	6882-00	Loftness Masticator	\$0	\$0	\$33,000
	6882-00	Storage Container (Dumpster)	\$0	\$0	\$7,000
	6882-00	John Deere 52" Deck Mower	\$0	\$0	\$10,275
		TOTAL VEHICLES AND EQUIPMENT	\$543,693	\$602,601	\$377,657
D. CAPITAL FURNITURE/EQUIPMENT			FY 2025 Budget	FY25TD Actual	FY2026 Budget
	6852-00	Computer/Phones, etc.	\$30,000	\$0	\$50,000
	6852-00	Copier	\$0	\$0	\$11,000
	6852-00	YSI Unit	\$4,500	\$4,170	\$0
	6852-00	Office Furniture	\$10,000	\$0	\$0
		TOTAL FURNITURE/EQUIPMENT	\$44,500	\$4,170	\$61,000
		TOTAL CAPITAL	\$5,533,193	\$3,282,158	\$13,306,120
E. TOTAL PRINCIPAL PAYABLE REDUCTION			FY 2025 Budget	FY25TD Actual	FY2026 Budget
	2623-00	2012 Series A Bond Principal Payable	360,000.00	360,000.00	365,000.00
	2638-00	2016 Series A Bond Principal Payable	945,000.00	945,000.00	980,000.00
	2753-00	Purple Wampum Note (41 Jefferson)	0.00	0.00	6,500,000.00
		TOTAL PRINCIPAL PAYABLE REDUCTION	1,305,000.00	1,305,000.00	7,845,000.00
		TOTAL CAPITAL AND DEBT REDUCTION	6,838,193.00	4,587,158.43	21,151,119.90

MONTHLY TRANSFER STATISTICS CALENDAR 2024

CAL24	Total	Exempt	Taxable	Total Gross	Gross	Revenue
Month	Transfers	Transfers	Transfers	Value	Value Taxable	Received
Jan-24	72	42	30	\$109,580,517	\$102,178,767	\$2,043,575
Feb-24	46	26	20	\$60,093,759	\$60,093,759	\$1,201,875
Mar-24	87	61	26	\$58,903,942	\$57,203,942	\$1,144,079
Apr-24	76	52	24	\$52,555,750	\$45,355,750	\$907,115
May-24	92	65	27	\$80,726,142	\$76,323,677	\$1,543,474
Jun-24	91	61	31	\$137,002,538	\$132,506,538	\$2,650,131
Jul-24	63	39	24	\$76,415,466	\$68,633,501	\$1,380,660
Aug-24	79	46	33	\$127,025,110	\$121,370,110	\$2,427,402
Sep-24	79	33	46	\$225,879,050	\$225,595,050	\$4,511,901
Oct-24	126	59	67	\$244,351,215	\$239,356,715	\$4,787,134
Nov-24	100	62	38	\$163,279,002	\$129,527,502	\$2,590,550
Dec-24	98	55	43	\$100,230,788	\$98,330,788	\$1,983,616
THRU JUL 24	527	346	182	\$575,278,113.97	\$542,295,933.97	\$10,870,908.68
Average	84	50	34	\$119,670,273	\$113,039,675	\$2,264,293
Low	46	26	20	\$52,555,750	\$45,355,750	\$907,115
High	126	65	67	\$244,351,215	\$239,356,715	\$4,787,134

MONTHLY TRANSFER STATISTICS CALENDAR 2025

CAL25	Total	Exempt	Taxable	Total Gross	Gross	Revenue
Month	Transfers	Transfers	Transfers	Value	Value Taxable	Received
Jan-25	73	39	34	\$127,656,212	\$126,456,212	\$2,546,124
Feb-25	70	42	28	\$87,983,281	\$86,601,066	\$1,732,021
Mar-25	71	45	26	\$52,759,234	\$48,099,234	\$961,985
Apr-25	105	74	31	\$108,265,355	\$81,340,730	\$1,602,815
May-25	71	48	23	\$57,144,875	\$52,036,875	\$1,040,738
Jun-25	81	45	36	\$103,731,341	\$90,711,341	\$1,814,227
Jul-25	112	68	44	\$130,369,920	\$126,355,390	\$2,527,108
Aug-25						
Sep-25						
Oct-25						
Nov-25						
Dec-25						
THRU JUL 25	583	361	222	\$667,910,218	\$611,600,848	\$12,225,017
Average	83	52	32	\$95,415,745	\$87,371,550	\$1,746,431
Low	70	39	23	\$52,759,234	\$48,099,234	\$961,985
High	112	74	44	\$130,369,920	\$126,456,212	\$2,546,124

