



Ad Hoc Building Committee for the Future DPW Facility **Amended** Packet Thursday February 20, 2025 4:00 PM

Questions for Designers/OPM

Can you dimension the clear spans (outside to outside is fine) at the vehicle storage area, and mechanic shop of the consolidated building Option 1?

Can you summarize the conversation between W&S and Chris Till from Manchester CT?

How many GSHP Installations has W&S done?

Energy Committee Comment:

Something to keep in mind. Although Elective (Direct) Pay option Investment Tax Credit (ITC) payments in the IRA have been stopped for now, along with many other funds, there has been a secondary market in the private sector for renewable Energy ITCs for a while.

Renewable Energy ITCs, established by Congress preexisted, the IRA.

Theoretically, it would take an act of Congress to repeal ITCs

We don't know how this will affect the secondary market

The Clover leaf developer monetized \$800,000 gross ITCs in the secondary market for an undisclosed sum. (This is first hand information from the Developer's national partner in a meeting 6 months ago)

Hopefully, we'll know more in a couple of months.

Suggested Agenda and Minutes file saving format

Minutes Date and Title:

Year xxxx_Month xx __ day xx Ad Hoc Building Committee minutes

Agenda Date and Title

Year xxxx_Month xx __ day xx Ad Hoc Building Committee agenda

The date format is more easily viewable and searchable. The EC has been using this prior to 2014

AHBC also acceptable

E.G.

2025_01_30 Ad Hoc Building Committee minutes

Or 2025_01_30 AHBC minutes

TOWN OF TRURO - ADHOC BUILDING COMMITTEE- FOR THE FUTURE PUBLIC WORKS FACILITY - MEETING MINUTES

THURSDAY, JANUARY 30, 2025, at 4:30 PM EST

Meeting conducted via Virtual-WebEx - recorded and available for review at the following link:

<http://trurotv.truro-ma.gov/CablecastPublicSite/show/7453?site=1>

A quorum of committee members was present:

Co-Chair Michael Cohen, Co-Chair Bob Higgins Steele, members Anastasia M. Song, Anthony Garrett, Leif Hamnquist, and alternate Bob Panessiti.

Other attendees included Truro Assistant Town Manager Kelly Clark, Truro Select Board Liaison Sue Girard Irwin, Truro DPW Director Jarrod Cabral, Jeff Alberti and Della Donahue, both from Weston & Sampson, and Paul Millett and Wes Stinson of Environmental Partners.

Agenda Item – Assign Notetaker

- Co-Chair Michael Cohen will complete the meeting minutes for the 01/30/25 meeting.

Agenda Order

- ***The agenda for today's meeting was taken out of order.***
- The following agenda items were not discussed in this meeting:
- Co-Chairs Comments
- Approve meeting minutes

Agenda Item – Weston & Sampson presentation

- Weston & Sampson delivered a forty-seven-minute presentation featuring four conceptual designs: Weston & Sampson Consolidated, Weston & Sampson Campus, DPW Study Group 3, and DPW Study Group 4. For viewers watching the video on Truro TV, it starts about six minutes in and concludes roughly fifty-three minutes from the beginning. Immediately afterward, a question-and-answer session occurred from fifty-three minutes into the video until one hour and twenty-five minutes after the start.
- Jeff Alberti presented conceptual alternatives for the DPW facility site, focusing on a single consolidated facility and a campus plan. He reviewed the programming summary, which has been revised to approximately 20,250 square feet of enclosed space, not including canopy storage. The team has developed multiple layout options, considering operational needs, site features, and equipment storage requirements. Two main alternatives are presented: a consolidated option with a drive-through vehicle storage garage and a campus option with separate buildings. Both options aim to accommodate all equipment under cover, maintain existing fueling facilities, and provide efficient site circulation. Jeff Alberti also discussed the potential reuse of an existing building and presented a study group's alternative plan. The presentation included considerations for massing, noise reduction, and equipment storage efficiency.
- Discussed the potential for repurposing an existing building for vehicle storage and washing. They considered the building's age, size, and configuration, as well as the need for structural upgrades and energy efficiency improvements. The group also discussed the potential for using the building for workshops and office spaces, but agreed that extensive upgrades would be required. They acknowledged the importance of considering the building's life expectancy and the cost of renovations versus building new. The conversation ended with a discussion on the potential for reusing the building, the need for structural analysis, and the importance of considering the building's maintenance costs in the long term.
- Jeff Alberti presented four options for the construction of a new facility, discussing the differences in size, cost, and operational needs. He highlighted that the cost of construction varies depending on the size of the facility, with the larger options costing between 26 to 32 million dollars. Mr. Alberti also discussed the potential for phased

construction, the cost of repurposing the existing building, and the potential savings from using timber for some spaces. The AHBC was asked to consider these options and to make a future recommendation on the best choice for their operational needs and budget.

- Jeff Alberti presented four options for the campus layout, including a consolidated building and a campus-style layout. Co-Chair Steele expressed concerns about the cost of saving the block building and questioned the efficiency of the campus-style layout. AHBC member Anthony Garrett raised concerns about the circulation and internal circulation in the proposed plans, suggesting that more space might be needed for vehicles and for interior circulation. Jeff Alberti responded that the plans already include components for circulation and that the existing space can accommodate a clear path for vehicles and employees. The team agreed to continue discussing these concerns and potential solutions.
- In the meeting, Jeff Alberti discussed the need to advance through schematic design to evaluate incentives and lifecycle cost estimates. He mentioned that the design development phase could take 3 to 4 months and that the town could move forward with design after agreeing on the program. Jeff also presented a high-level design and permitting schedule, which included a bidding window and a potential bid in hand by April 2026. Paul Millett shared his initial reaction to the updated cost numbers, stating that they were in the ballpark but needed to do independent work to estimate accurately. He also suggested that the town should not preconceive what the voters will do in the town meeting. Anthony Garrett expressed his preference for having a schematic budget in hand before moving forward. The team also discussed the schedule for the next contract amendment for Weston and Samson for schematic design. Lastly, Jarrod discussed the schedule for getting a recommendation for a warrant article and the testing of homes within a 500-foot radius of the PFAS detected site.

Agenda Item – DPW Staff Operational Input

- Craig Martin, a Truro DPW employee, voiced concerns about the size and cost of the project, stating that it cannot accommodate their needs for equipment storage and maintenance. He emphasized the importance of having a heated facility to extend the life of equipment and increase response time, especially during winter months. Craig Martin also highlighted the need for a wash bay and the challenges posed by combination vehicles. He suggested that the existing salt shed could be repurposed for the new facility, but expressed concerns about the block foundation and canvas roof. The conversation ended with a discussion about staffing needs during standard and large snow events.

- Craig Martin expressed his concerns about the current state of the department's equipment and facilities, emphasizing the need for a larger, more suitable building. He highlighted the importance of having all equipment under one roof for safety and efficiency, and the need for a heated wash bay for winter months. Craig Martin also mentioned his experience working in Provincetown's public works department for 25 years. Co-Chair Cohen acknowledged Craig's input and agreed with the need for a safe and efficient workplace. Co-Chair Bob Higgins-Steele also expressed his support for the department's needs and concerns. Chris Lucy, a former AHBC member, and a DPW employee suggested going back to the original campus plan and providing his insights on it.
- DPW employee Chris Lucy expressed concerns about the proposed DPW Study Group campus plan, stating that it was a step backwards from the original plan. He criticized the plan's lack of consideration for vehicle maneuvering, the placement of solar panels, and the proposed salt shed. Mr. Lucy also pointed out inaccuracies in the plan's contours and parking spaces. He suggested that the larger building option would be more beneficial in the long run and that the salt shed should not be a tent. Chris Lucy also mentioned the need for more parking spaces and the importance of having a sprinkler system in the buildings for fire safety. Co-Chair Cohen added that the larger building option could be multifaceted to be used for town meetings and as an emergency shelter during storm events.

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Agenda Item – Discussion and vote on campus layout or single monolith (consolidated) facility.

- Since Co-Chair Bob Higgins Steele and Member Anthony Garrett had to leave the meeting due to other obligations, AHBC Alternate Bob Panessiti made a motion to table this agenda item, which AHBC Member Leif Hamnquist seconded. A roll call was taken, resulting in yes votes from Leif Hamnquist, Anastasia Song, Alternate Bob Panessiti, and Co-Chair Cohen. Co-Chair Bob Higgins Steele and AHBC member Anthony Garrett did not cast their votes.

Agenda Item – Public Comment

- No one made any formal public comments. *However, a member of the public with a Zoom credential from Songmasters LLC had their microphone on and expressed appreciation for the efforts of Select Board member Sue Girard Irwin and AHBC member Anastasia Song.*

Agenda Item – Confirm next meeting date

- Wednesday, February 5, 2025 at 4:30 pm EST

AHBC alternate member Bob Panessiti made a motion to adjourn the public meeting. AHBC member Anastasia Song seconded, and the ABC members approved on a roll call. Accordingly, the public meeting adjourned at 6:51 PM EST.

Respectfully submitted with assistance from Zoom's artificial intelligence,
Michael E. Cohen
Co-Chair