

There was some discussion about the 4 sites to consider part of the OPM contract:
Here is some background.

More info can be found on DPW facility project pages of Turo DPW web page

Feb 11, 2020

https://www.truro-ma.gov/sites/g/files/vyhlf9766/f/uploads/new_public_works_facility-feasibility_study-update_presentation_2.11.2020.pdf

Town of Truro New Public Works Facility

Site Selection Process

- Worked with the Town to identify potential sites
 - **Site 1** – 340/344 Route 6 (Town owned)
 - **Site 2** – 5 Town Dump Road Transfer Station (Town owned)
 - **Site 3** – Lot 104 Route 6 Adjacent State Parcel (State owned)
 - **Site 4** – 24 Town Hall Road Existing DPW Site (Town owned)



Additional Sites added over the years:

Site 5

Noons property- Not purchased

Site 6 2024 combines

Site 3 with Jack's gas privately owned added above, environmental issues deemed problematic due to environmental issues and permitted use as the property is within the National seashore
Walsh Property

Quoting costs:

Bob stated last meeting that he (I) thought that costs should not be presented in a public meeting without context or back up.

There often seems to be conflicting evidence e.g. a In the case of a 15% premium to build the project when comparing the base code to the specialized code:

DOER did some commercial pricing analysis in 2021

There were no building types comparable to a DPW facility, but none were near 15%

The report can be found here:

<https://www.mass.gov/doc/stretch-code-pricing-analysis/download>

From the report the increases from base to stretch code were:

Office High Rise 4.59%
Office/Lab 3.78%
Small Office 7%
Primary School 4.6%
Secondary School 3.34%

We have written the state to see if they have further or updated information on cost associated with building

Additionally, an all electric building has the same requirements in the Stretch and specialized code (to be verified)

From Weston and Sampson 5/4/23

https://www.truro-ma.gov/sites/g/files/vyhlf9766/f/uploads/new_public_works_facility-feasibility_study-update_presentation_2.11.2020.pdf

We are currently anticipating an increased project cost of 3%-6% between construction and design costs as a result of the new stretch energy code. The new code is expected to increase energy efficiency and require additional electrification. Some examples of the cost drivers include:

- Increased design & construction administration fees due to enhanced design standards and design/modeling iterations to meet the new code. In addition, there will be increased commissioning and documentation of the new systems. Of note is the requirement for commissioning (i.e. testing) for air leakage from the building/thermal envelope (windows, doors, storefronts, etc.). This will be a difficult performance standard to meet and may require re-assembly of constructed pieces, and contractors are not expected to bear the risk. This will be reflected in their bid pricing.
- The new code has enhanced building envelope performance standards. These enhanced standards will require more efficient building envelope systems such as triple pane glass, additional insulation, and tighter construction standards such as detailing around outlets and junction boxes; thereby increasing the construction costs.
- More costly equipment and systems to reduce or eliminate the need for fossil fuels. This will include items such as more efficient appliances, heating electrification, water heating electrification, heat pumps, energy recovery systems, etc.

- The increase in building electrification systems will have a ripple effect on the facilities infrastructure, increasing costs for:
 - o Larger utility service
 - o Larger generator
 - o Larger wire and conduit
- More and/or bigger electric panels

Note: The service upgrades may pose an issue with current Cape utilities.

In addition, there is a lot of uncertainty now given materials supply shortages that can impact pricing and schedule. For instance, the specialty occupancy electric outlets that will be required are in short supply and are difficult to find now.

Past Actions/requests for review

Design Charette after the OPM is on board and the property survey is done

Schedule/timeline of actions after the OPM is on board and the property survey is done

OPM review of Study Group plan (requested by public)?

Share Record/Document keeping software that OPM and Engineer and/or architect use?

Formally request documentation from the public who have volunteered information?