

Compilation of Strata vetting questions 6/1/24:

The Town of Truro Adhoc DPW Building Committee can prioritize these into what to ask Strata and what to ask their clients.

-Customer information from Strata:

- Please furnish the age of Strata's oldest residential, commercial, or industrial use buildings.
- Owner's contact person with contact info, including phone, email, and physical addresses
- Date built
- Square footage of the project
- Are there any completed projects done in Zone 5 Marine?

Questions specific to the product:

- What are clear spans MA code loads, i.e., 25 lb snow live load + 5 lb solar dead load + 10 lb dead load -Leif, Tony comment? (ability to span 56')
 - Could we see an example engineered drawing from Strata
 - SABS thickness for DPW? Both $\frac{1}{4}$ " and $\frac{3}{4}$ " have been mentioned previously.
 - Preferred method of SABS - application spray, troweled, other?
 - How does one apply $\frac{3}{4}$ " of material? base coat, and finish? ($\frac{3}{4}$ " seems a lot if troweled on)?
 - If there are multiple coats, are there bonding issues? Are bonding agents needed?
 - Why is there no wire lath or mesh (as in Dryvit)?
 - Does the foam used at joints melt the adjoining panels and make a unified structure?
 - What is the coefficient of expansion? Is the assembly vulnerable to freeze-thaw conditions over time?
 - What is the working temperature range for SABS applications, especially low-temperature applications?
 - Accommodations for sprinklers or other overhead systems that need support?
 - How is the product recycled at the end of life?
 - Is CNC machining included in the pricing?
 - Photo of CNC parts showing channeling and labeling
 - PDF or photo of CNCed parts
 - Military project (s) - what was the size, scope, and purpose?
 - How does one affect additions or remodeling, e.g., joining a new wall to an existing one at right angles or a corner?
 - Exterior fire ratings from UL or ASTM (ASTM 119 and UL 263 1 hr exterior fire ratings, respectively, but we should have W&S tell us what standards should be applied).
(- Fire ratings of various uses needed from W&S to determine separations)
- When Strata gave us the estimates, were they using our specific region/county for their pricing? Some vendors don't quite understand that the cost of construction is super high here, and if they are using the escalators for our county, they will be far.
- The VW dealership was the closest example, but it was a hybrid system with many girders and additional supports for taller walls and larger spans.
- Stucco is generally unacceptable on the Cape, but the Strata system could be outfitted in almost any material furring on the exterior. What is the price point added for this furring connection to exterior wall fastening shelving or storage to an interior wall?

I hesitate to use any product that contains proprietary materials/mixtures that are required for the system to work as a whole.

Strata Customers

- Any cracking at joints over time?
- Overall customer experience before, during, and after the project
- Was Strata prompt in responding to issues?
- Follow up?

Need to follow up with additional questions:

- Provide a list of qualified installation tradespeople registered for public works projects in Massachusetts. Are any Installation tradesmen unionized?
- Did previous budgets include MEP & FP trades? If you still need to, please provide the budget.
- Is the installing contractor typically a sub or the GC?
- Provide a list of qualified installation tradespeople registered for public works projects in Massachusetts. Are any Installation tradesmen unionized?
- Did previous budgets include MEP & FP trades? If you still need to, please provide the budget.

Ad Hoc DPW BUILDING COMMITTEE MEETING

MINUTES

TUESDAY, APRIL 23, 2024, at 4:30 pm EDT

Meeting conducted via Virtual-WebEx - recorded and available for review at the following link:
<https://reflect-trurotv.cablecast.tv/CablecastPublicSite/show/7165?channel=1>

A quorum of committee members was present:

Co-Chair Bob Higgins Steele, Co-Chair Michael Cohen, Members Anthony Garrett, and Alternate Member Todd Schwebel.

- Agenda Item – Approval of Meeting Minutes from April 30, 2024.
- Discussion of the city of Brockton DPW project and the unexpected cost of site cleanup from toxic materials found in the soil.
- Discussion of a soil evaluation plan at the existing Truro DPW site. Jarrod spoke of his plan for boring holes in the shop, garage, and 3 test wells.
- Weston and Sampson presented three possible building layouts at the town hall site. There was discussion and questions about the various plans.
- The timeline for the environmental study of the current DPW site was discussed. Jarrod said it would take four months and need funding.
- The pros and cons of Strata as a possible builder were discussed.
- The next meeting date was approved for June 27 at 4:30 pm.
- A roll call was taken.
- Bob Higgins Steel made a motion to adjourn, and Michael seconded.

Respectfully submitted,
Todd Schwebel

Truro Energy Committee (EC) Report Q4 2023

Feedback to Other Committees

The EC unanimously approved and submitted revised proposals to the LCPC.

Electric Grid

In response to Truro's concern about grid capacity and resiliency on the Outer Cape, the EC kept abreast

of regional and state energy initiatives. Members attended Cape Light Compact's Cape CODE forum and Eversource's State of the Lower and Outer Cape Grid presentation (slide deck available).

DPW Project

The EC had meetings with Weston & Sampson and the DPW Study group to understand energy requirements and possible solutions for a new DPW facility.

Electricity Power Purchase Agreement

Mark Farber continued to advise the sale of Truro's excess Net Metering Credits (NMCs) to Brewster.

Brewster will share an energy manager climate agent with three other towns furnished and coordinated by the Cape Light Compact. The EC wants to be included in Truro's climate agent position/discussion.

The EC voted:

"We understand the Climate Action Committee and the Select Board have been discussing a Climate Action agent position either solo for Truro or shared with neighboring towns for cost savings.

We think this is an excellent position to consider and would like to make sure we are involved in the discussions.

As you know, energy use and production and anthropomorphic climate science are intrinsically intertwined, and thus, the Energy Committee's particular experience and expertise are central to the potential impact of this position.

Our meetings are regularly scheduled, and we are happy to send a representative to other committees as may be most conducive to the process."

Brewster's NMC contract with Truro is on hold until Brewster fills the energy manager position. Mark volunteered to work with Brewster to resolve the NMC issues even though he is moving to Wellfleet. He described the solution as short and straightforward.

MVP Grant

The Truro Select Board signed a support letter for the MVP grant.

An EC and CAC subcommittee is working on an MVP grant. The subcommittee will reach out to collaborators and stakeholders like the UMass Center for Resilient Metro Regions (CRM), formerly the

Center for Rural Massachusetts and Eversource.

We will update the Town Manager and the SB at the time and frequency of the Town's choosing.

In Q1 2024, we will continue collaborating with the DPW director to finalize our CIP RFP process recommendations. We will submit these after the bulk of the 2024 Warrant is completed. (approx. mid-late March).

Solar Revenue Generation

The DPW director and the EC ascertained that the Inflation Reduction Act included the direct pay option. Municipal ownership of arrays would generate the most revenue for the Town, and direct pay offers a 30% cash reimbursement to the Town.

Mark Farber, a member of Truro's Cape and Vineyard Electric Cooperative (CVEC) board, recommended that the Town refrain from pursuing CVEC projects and PV array procurement alone. The EC unanimously supported Mark's recommendation.

The EC is also considering leasing the land at the Transfer Station and old burn dump, along with the Community Center and Truro Central School parking lots for solar canopies. Leasing requires no upfront Town funds. Leasing could take a year or two less than ownership to become operational. It is easy to identify and allocate the lease revenues. If the Town owns the arrays, it would need to find an entity to maintain and service it. The developer should "come with customers," so the Town isn't responsible for selling NMCs to generate revenue.

We received leasing, ownership, and lease-to-ownership information from Nextgrid and PowerOptions.

PowerOptions

PowerOptions (poweroptions.org) is preparing a nonbinding proposal for the three options. PowerOption's presentation for the EC and others will be ready within the next few weeks. The Town partnered with PowerOptions in 2015 to install a PV array at the Transfer Station. That project was delayed seven years for unrelated reasons and abandoned after procuring electricity via our Power Purchase Agreement with the Canton solar array.

Enterprise Fund Accounting

The EC discussed a revolving or enterprise fund dedicated to Municipal Decarbonization for future

solar revenue. As an alternative, the TM suggested that the EC establish a stabilization fund like Bourne's, perhaps through a petitioned article. The EC looks forward to pursuing further studies with

the Town's finance department.

Green Communities

The EC continues to pursue Climate Leader (Green Communities 2.0) designation for Truro to qualify

for additional Green Community grants. Applications are due July 15, 2024.

Green Communities will help Truro fulfill two climate leaders' criteria. Truro received a grant to subsidize compiling the Town's municipal building decarbonization roadmap requirement.

The road inventories the components and systems of each municipal building, i.e., Building envelope, HVAC, heating lighting, and creates a roadmap for buildings to become 2050 compliant by upgrading components at trigger points. Trigger points occur at the end of service life for individual components, like replacing a fossil fuel boiler with a heat pump.

The new DPW facility should be 2050 Compliant (Net Zero)

The EC will furnish the SB with what is needed for Climate Leaders designation for approval.

Members appreciated Mark Farber for his great work over the years.

EC and ground source heat pumps

Cape Cod is now eligible for 40% direct pay from the federal government under the amended Inflation Reduction Act for Ground source heat pumps (PowerOptions presentation)

EC member Harry Irwin met with Dandelion Energy, the supplier of turnkey GSHPs.

https://dandelionenergy.com/homeowners?utm_medium=ppc&utm_source=adwords&utm_campaign=BrandedSearch+Mass&utm_term=dandelion%20energy&hsa_acc=8698365650&hsa_ver=3&hsa_mt=e&hsa_src=g&hsa_kw=dandelion%20energy&hsa_net=adwords&hsa_ad=684837207984&hsa_cam=9515410726&hsa_tgt=kwd-488059863060&hsa_grp=126776250189&gad_source=1&gclid=Cj0KCQjwsuSzBhCLARIsAlcdLm5Ci16Ys4GSfV1Zz9vKylxVoGnR__Z1UZgc2pJvl00Mq7nd_QX9wEaAjz8EALw_wcB

They will price DPW (or Walsh property) systems based on site plans, building volume, or heat load.

They are willing to present to either or both Committees
END EC REPORT

Items to be stored

Per the building commissioner:

It depends on the building's classification and the amount of hazardous materials, if any, that are located within the building. (903.2.9.1)

Repair Garages: a building more than one story above grade plane, with a fire area containing a repair garage exceeding 12000 sq. ft.

OR

A group S-1 fire area is used to repair commercial trucks or buses with a fire area exceeding 5000 sq. ft.

The architect should be able to give you what they classify the building as.

I hope this is helpful.

Regards,

Rich

per Tektoniks (commercial arm of Bensonwood), timber construction comments
<https://bensonwood.com/professionals/tektoniks/>

The spans required for garages do not lend themselves to cost-effective post and beam construction.

We should research mass timber construction and hybrid beams.
Contact them when we have a plan.

They noted that air infiltration at the overhead door is the biggest obstacle to overcome to reach a Low EUI building (freezer warehouse seals and overhead door hardware).