

Ad Hoc Building Committee Remote Meeting Minutes

March 27, 2025 Present: Co-chairs Michael Cohen, Bob Higgins-Steele,
Members Anthony Garrett, Anastasia Song Alternate Bob Panesitti
Absent Member Leif Hamnquist

1. Co- chair Higgin-Steele will take minutes

2) Public Comment.

Dennis O'Brien Truro voter Dennis O'Brien apologized and wanted to correct the record on the origin of the \$20 million cap included in the citizen petition presented to the Select Board (SB).

Mr. O'Brien stated that it was the OPM who stated on March 14 that at a citizen's meeting that the project could be built an under \$ \$20 Million if there were substantial cuts made, not Committee member Anthony Garrett. Mr O'Brien stated that he and Tony Garrett had not talked about cost outside of the Committee. Mr. O'Brien and Member Garrett have never spoken about the petition.

Furthermore Mr. O'Brien stated that on March 21, Mr Garrett stated that he believed that the project could be built for between \$ 20-\$25 million and that \$ 20 Million was a worthy goal.

Mr O'Brien felt that Voter Chris Lucy's comments at the April 2 SB meeting were false and inappropriate.

Member Garrett has concerns about the Committee's process, cost and citizens cost concerns. Member Garret has never stated a specific number. He believes the project could be built " in the low \$20 million range" He believes has been consistent and he would like to see a schematic design developed with committee input.

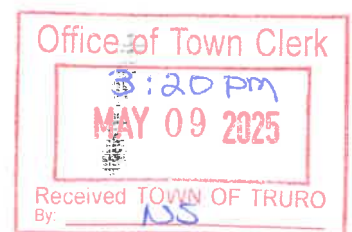
Alternate Panesitti corrected Mr O'Brien's statement. Mr O'Brien does not speak for the Committee or

Co-Chair Higgins Higgins-Steele outlined a potential meeting with Take Back Truro

Voter Chris Lucy reiterates he has no conflict of interest in commenting at public comment. Mr Lucy asked the SB to remove Member Garrett from the AHBC

Lucy requests the selectmen consider removing Tony Garrett from the committee.

3. Approve meeting minutes – Co-chair Cohen will complete last meeting's minutes by the next meeting



4 Updates

-Director Cabral discussed site remediation project of on site hazardous waste which is expected to take about 6 months to complete. The total project cost is estimated at \$3 million. This is separate from the DPW facility cost.

-Director Cabral discussed a well on Conservation Trust land to serve both the DPW and Town Hall. Zone 1 and 2 protections would be contained on the DPW/Town Hall site

-Weston and Sampson's 2027 design included 32,000 sf

There have been 6 revisions since 2019

-The DPW Study Group has made 9 presentations w/ 3 revisions

-Director Cabral appreciated the Study group's work and input
Director Cabral, W&S and Apex the Owner's Project manager (OPM) reiterated their support on moving forward with the Consolidated design.

5 Project Cost, Schematic Design, Cost cutting

-Mr. Millett from Apex reviewed cost options \$33 million for a 23,000 square foot building.

-He emphasized that there is no \$15 million or \$17 million option. To reduce the cost, they would need to cut out a third of the building.

-W&S presented a schedule the schematic design phase, involves investigation and analysis, with a first look the first week in May

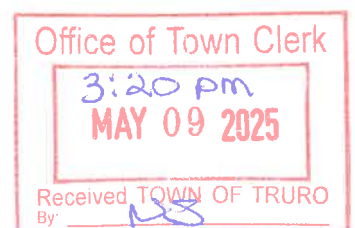
-Optimally value engineering to reduce cost is done at the completion of schematic design

- Weston and Samson confirms that a campus-style layout would not result in significant savings.

-The OPM explains that cutting the project by a third would be a drastic reduction, much larger than the typical 7-15% cuts Jeff Alberti of W&S states that the current 23,000 square foot is a 40% reduction from the initial proposal, more cuts would require compromises in functionality and potentially increase long-term costs.

-Member Song requests a budget for the engineering work and expresses concerns about the escalating costs due to various economic factors.

- Jared provides information on the schematic design budget of \$248,500.
- Tony points out discrepancies in the building's square footage calculations.
- Some members suggest the need for more direction from the Select Board. Sue, the Select Board liaison, reminds the



committee of previous decisions made and offers to address any specific requests for guidance.

-Member Panesitti advocated focusing on efficiency and meeting community needs rather than a specific budget

-Member Song is concerned about over-engineering for a distant future.

-Higgins-Steele advocates for additional roof space to provide for unforeseen needs due to Climate change

-Member Garrett expressed the importance of getting through the schematic process as currently laid out

-The Study Group presented a revised floor plan reducing vehicle storage from 12,000 to 7,800 square feet, with an additional 2,000 square foot lean-to canopy.

-Co-Chair Cohen commented that the Citizens petitioner a 20 million dollar cap undermined the Committee's work Co-Chair Cohen reached out to Anthony Garrett of the Study group to clarify the source of the cap. A heated discussion ensued.

Member Garrett left the meeting and returned later.

Member Song moves to Defer the vote to another date when the full original committee is present. Vote was 5-0 to defer until April

Next steps

- Weston and Samson to complete schematic design by May 30th, 2025.
- W&S to provide a budget of the run rate for Weston and Samson's work going forward, including billable time for the next 2 weeks.
- W&S review and provide input Study group's schematic design recommendations.

Continue with the consolidated plan design process through schematic design completion.

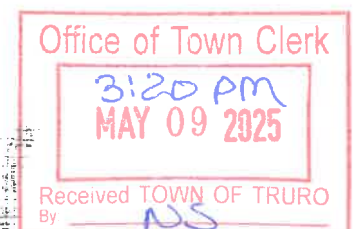
W&S so far is within the \$240,500 budget for schematic design.

- Apex will explore options for conducting a constructibility review with a contractor not bidding on the project.
- Committee defers voting on pursuing a second schematic design until the full original committee is present at a future meeting.

Meeting adjourned 6 PM

Next Meeting April 17, 2025

Respectfully submitted by Bob Higgins-Steele with Help from Zoom AI



Meeting adjourned 6 PM

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5/9/25

