

**TOWN OF TRURO ADHOC BUILDING COMMITTEE- FOR THE FUTURE PUBLIC WORKS FACILITY - COMMITTEE MEETING MINUTES**  
**THURSDAY, APRIL 8 2024, at 6:00 PM EDT**

Meeting conducted via Virtual-WebEx - recorded and available for review at the following link:  
<http://trurotv.truro-ma.gov/CablecastPublicSite/show/7138?channel=1>

A quorum of committee members was present:

Co-Chair Michael Cohen, Members Anthony Garrett, Leif Hamnquist, Chris Lucy, Alternate Member Todd Schwebel. Absent: Co-Chair Bob Higgins Steele,

Other attendees: Select Board Liaison Bob Weinstein, Town Manager Darrin Tangeman, and DPW Director Jarrod Cabral, Strata International, Weston and Samson

**Public Comment**

Truro resident and voter Senator Julian Cyr broached another site to serve as a Plan B depending on the outcome of 2024 ATM and STM. The Aiken family site, formerly Jack's Gas, and the adjacent DOT facility were deemed too small for the project when considered as separate sites originally.

Senator Cyr suggests combining them into a single site.

Pros and Cons:

- More palatable to residents
- Possible environmental issues on both sites
- Environmental testing could cost \$ 125,000
- The National Seashore is involved
- There may be zoning issues

The Committee will consider this site after Town meeting if need be.

Liaison: Change of use at that site would take an act of congress

Member Schwebel, are there options like a land swap w/ the seashore

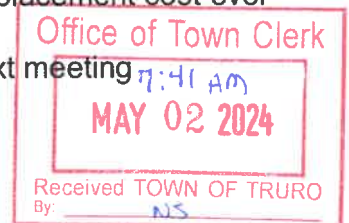
Co-Chair Cohen reminded the committee that additional sites are not in the committee's purview at this time.

**Agenda Item – Town Staff Reports & Updates**

Jarrod continues explaining issues at Aikens/DPW site i.e. who would be responsible for environmental issues, testing process, timeline etc.

**Weston and Samson Presentation**

- Cost comparison of Pre-engineered Metal Building (PEMB) vs Timber, (Morton Buildings timber structure)
- A Timber structure saves \$3,000,000 over PEMB. However, PEMB is better insulated and will save money in O&M. There was no quantification of savings
- The facility area presented is 9500 square ft smaller than the last iteration
- Storing vehicles outside adds \$9,300,000 in vehicle maintenance and replacement cost over the life of the building- better to keep them inside
- Workflow and slopes were discussed- W&S will have more info at the next meeting



Member Garret had several questions:

- Costs associated with long spans in timber structure- W&S said Morton has a wood-steel hybrid beam system for larger spans
- Insulation levels may not be code compliant with the Massachusetts stretch code and may add to the cost
- Could W&S show the turning radii for large vehicles at the next meeting?
- Show elevations and grades
- Possibility of 2 story buildings?
- Give some thought to cross slopes
- Overall replacement costs for gas vehicles
- Septic and stormwater concerns

Member Lucy:

- One entrance, one exit is not convenient or efficient
- Fire safety concerns
- Is a wash bay necessary?
- There seems to be no deep bay for Trailer maintenance
- Move Fuel depot to Public Safety facility?

These will be addressed at the next meeting

Co-Chair Cohen: Cost of inaction

Keep equipment inside. Vehicle longevity, safety and future vehicle types need to be addressed

- **Agenda Item – Cost analysis from STRATA International**

Strata based their pricing on projects they have done in the past

The Total estimate is \$ 17,177,922 but they feel it can be done for \$ 12-15,000,000

Meeting adjourned 7:30 PM

Respectfully submitted,  
Bob Higgins-Steele



4/30/2024

