

**TOWN OF TRURO ADHOC BUILDING COMMITTEE- FOR THE FUTURE PUBLIC WORKS
FACILITY - COMMITTEE MEETING MINUTES
THURSDAY, APRIL 16, 2024, at 4:30 PM EDT**

Meeting conducted via Virtual-WebEx - recorded and available for review at the following link:
<http://trurotv.truro-ma.gov/CablecastPublicSite/show/7145?channel=1>

A quorum of committee members was present:

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

Other attendees: Select Board Liaison Bob Weinstein, DPW Director Jarrod Cabral, Michael Richards Weston and Samson

1) Public Comment None.

2) Town Staff Reports & Updates

None

3)Follow-up presentation Weston and Sampson Michael Richard, starts at 4:06

Cost Comparison a **20,150-sf structure (s)**:

- Pre-engineered building : **\$26,700,00**
- Hybrid : steel Timber **\$26,100,00**
- All Timber **\$23,900**

W&S clarifies \$1,100,000 New Energy Code Cost line item. The new Commercial Stretch Code goes into effect July 1, 2024. The DPW building will be all electric. Truro adopted the Specialized code Effective January 1,2024. The specialized code and stretch code are the same for all electric buildings hence there is no cost differential between the two codes. However, as the code changed during the project development, W&S thought it be clearer best to callout the up cost attributed to the new code(s) as a separate item.

Updated Concept:

Slide shop, office, vehicle maintenance, office/FAC and Wash Bay up suggested by Member Garret to allow for a second means of egress-good idea!

Correct number of parking spaces and is now included of

Co-chair Higgins-Steele noted that the cost of the building structure was a small portion of the facility's costs (approximately 14%) and that different building techniques will not move the total project cost significantly

Member Garrett would like up the project cost for the increased foundation depths required by this iteration can be identified and quantified. He also asked that W&S address the costs of sound mitigation for abutters.

Can the timber option accommodate the large spans? W&S says yes
Member Garret points out the wind shear must also be considered.

SB Liaison Weinstein:



Construction cost that voters care about is square footage of the building and the total project cost. He felt that W&S will include all the committee's concerns in their Total project cost

W&S presents the turning radii accommodations for the largest DPW truck (65'long total)

4) Strata SABS system discussion

Committee members had many concerns, among them:

- Where will the workforce come from? (SB Liaison and Co-Chair Higgins-Steele)
- There is concern that there are no comparable projects in a NE or Marine 5 climate zone
- Does Truro want to be the first project like this on Cape Cod?
- Do they have the capacity to supply this much of their proprietary product?

The committee decided to concentrate on the task at hand

AHBC will need to develop a set of vetting questions for Strata independent of any vetting by W&S .
(Member input appreciated when the time comes)

5) Progress to date:

We are making great progress

Member Garrett Concern about a 33% cut in area. Is that too much?

DPW director reported that the DPW has smaller vehicle and equipment inventory than 2018.

20,150 sf will suffice the needs for now and into the future.

The facility should be no smaller than 20,150 sq feet This area will serve Truro's needs now and into the future.

Related Liaison Concerns:

OSHA would shut down the current site at Town Hall Hill (THH) immediately

We need to ensure the facility can accommodate both men and women in locker rooms and bathrooms

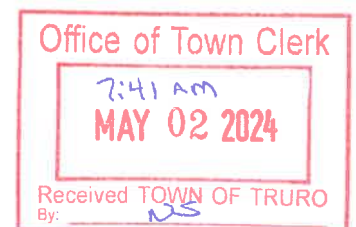
Will there be a need for additional specialized mechanical area??

Progress discussion:

- Members estimate the AHBS is 40-50% complete toward the goal of making a recommendation to the SB.
- There is lot of work to do. We want to make sure we deliver a functional cost effective project
- It is very important to get the engineering portion of the project passed at TM.
- We should vet Strata on a parallel track.
- Liaison: Senator Cyr's alternate **Jack's Gas/DOT location** proposal may not be feasible. We are studying the 340 Route 6 site as instructed by the SB..

Select Board Recommendation discussion

- At the very least get engineering at reduced cost
- Member Schwebel asks why Town Hall Hill was not considered
- AHBC must address the 340 Route 6 site
- Member Hamnquist It's time to put the pencils down and act
- Liaison noted that the SB reviewed 7 sites. After careful consideration the SB chose the site..
- Listed some unknown costs at



Meeting Schedule:

- We are in process for the long haul.
- We'd like to reduce the meeting times after Town meeting once a week or twice a month,
- DPW director suggests bi-weekly meetings

Open Meeting Law Protocol discussed

Do not initiate or reply all to emails or send emails that include a quorum of the committee (3 Members), this is a violation of the open meeting law

Exception: Discussing agenda items, scheduling a meeting or sharing articles. Articles may be shared as long as no a dialogue doesn't ensue

New Business

Co Chair Higgins-Steele would like to ask the Town to explore using Zoom AI companion to take meeting minutes.

Meeting Adjourned

Respectfully submitted,
Bob Higgins-Steele



4/30/2024

