

TOWN OF TRURO - ADHOC BUILDING COMMITTEE- FOR THE FUTURE PUBLIC WORKS FACILITY - MEETING MINUTES
THURSDAY, October 24, 2024, at 4:30 PM EDT

Meeting conducted via Zoom:

<http://trurotv.truro-ma.gov/Cablecast/Public/Live.aspx?ChannelID=1>

A quorum of committee members was present:

Co-Chair Bob Higgins Steele, Co-Chair Michael Cohen, Members Anthony Garrett, Leif Hamnquist, Anastasia Song and Alternate Bob Panessiti.

Other attendees: Select Board Liaison Bob Weinstein, and DPW Director DPW Director Cabral. public

1) Assign Notetaker

Member Garrett will complete the meeting minutes for 10/24/24. In the future the committee will set revolving schedule for note taking.

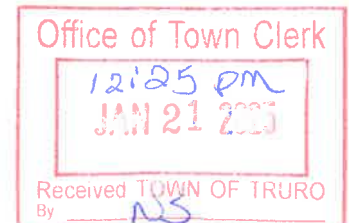
2) Public Comment

- a. Co-Chair Higgins-Steele Read a letter from Energy Committee authored by Brian Boyle raising questions about the scope of the OPM services outlined in the contract. We were advised that reading comments by someone not present at the meeting is not permitted by law.
- b. Michael Forgione, town voter, echoed comments that were in the aforementioned letter regarding the task #1 review of previous sites under consideration as well as public input. Specifically, how would the analysis of sites other Town Hall be funded as article 13 at ATM authorized funding for the THH site only.
- c. Co-Chair Higgins-Steele speaking as a citizen expressed the Energy committee's desire that TAHBC recommend to the OPM that Energy Modeling and Life Cycle analyst be included in the scope of the Design Team
- d. Liaison Bob Weinstein expressed his opinion that Site assessment be included in the OPM's task.
- e. Member Garrett suggested that this analysis be limited to the THH and 340 route 6 sites only and not to revisit all seven (7) sites previously considered by the BOS
- f. Voter Dennis O'Brien expressed that the voters expressed their choice at ATM that the THH site was the choice of the people and for funding.
- g. Anastasia questioned whether an Architect had been designated yet which DPW Director Cabral will address under Staff update

3) Approve meeting minutes

Approved minutes from September 12, 2024 & the September 13, 2024 site visit to Wellfleet DPW facility. It was noted that the Wellfleet facility included/excluded:

- A Drive-Thru Bay which was very useful



- An unheated Lean-to structure
- No Fire Sprinkler system and inclusion of Fire Barriers in the facility
- The overall size was +/- 21,000 SF

4) Staff/member update

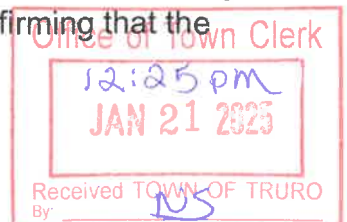
DPW Director Cabral updated the team on the contract with EP for OPM services and the discovery of PFAS behind his office and opposite the test bit 5. He mentioned that the town manager has already executed an amendment to the contracts for the installation of three monitoring wells along Meeting House Road. DPW Director Cabral also discussed the ongoing architectural and engineering feasibility study, which was initiated in 2017. He clarified that the architects had not be retained yet for the project, but W & S had performed a vast amount of effort and has familiarity with the project. The Town does not need to continue using W&S for the design phase, however there may be considerable delay if we were to solicit a new project design team. Anastasia asked about the cost of Phase 2 and the additional requirements for the site, to which DPW Director responded that the cost for the additional requirements, including the installation of monitoring wells, is \$332,000 without any remediation direction from DEP. It is expected that the survey by Weston and Sampson should be completed in the near future . Now that the OPM has been retained they will discuss negotiating a fee structure with Weston and Sampson (W&S).

Co-Chair Higgins-Steele questioned whether there is a use limitation due to the remediation on the site.

5) Introduction Environmental Partners as the OPM

Paul Miller from Environmental Partners introduced himself as the new Owner's Project Manager (OPM) and discussed the importance of comparing apples and apples in terms of site costs and building programs. He also mentioned that they will be conducting a task to update the costs and programs for the project. He outlined the following tasks they will undertake:

- Environmental Partners to review and analyze 2 sites: Town Hall Hill and 340 Route 6.
- Environmental Partners to confirm building program and size requirements with DPW Director (DPW Director).
- Environmental Partners to provide independent cost estimates for the project.
- Environmental Partners to consider energy efficiency and lifecycle analysis in their assessment.
- Paul expressed concerns regarding the budget and unit pricing for the facility used in previous budgets Their recent experience with Yarmouth DPW , (which was +/-44,000 SF), was far less than the budgets prepared by W & S for the Truro Facility
- The team also discussed the need to finalize the building program and size, with Paul suggesting a review of the current program to determine what is absolutely necessary. The conversation ended with Wes and Anthony confirming that the



building size was scaled down to around 21,000 square feet, and the team agreed to consider potential growth and development in the town's infrastructure.

6) All Electric Building and Energy Efficiency

In the meeting, Co-Chair Higgins-Steele and Paul discussed the potential for an all-electric building and the implications of the stretch code. Higgins-Steele clarified that the stretch code and specialized code are the same for an all-electric building. Paul emphasized the importance of focusing energy efficiency on the occupied parts of the building and suggested that the architect should conduct a detailed energy modeling. Anastasia brought up the importance of lifecycle analysis and resilience in the project, suggesting the consideration of energy storage. Higgins-Steele also mentioned the incentives offered by Cape Light for an all-electric building and that Ground Source Geothermal Heat pumps also qualify for Federal IRA incentives currently at 50%. The Energy committee will follow up on the availability of these incentives.

7) Funding for Analysis of Sites Not Authorized at ATM

Darrin Tangeman clarified that the funding for any 340 Route 6 site cost analysis will be identified separately from the 2.8 million dollars funded at town meeting.

Request by a Committee Member:

Alternate Bob Panesitti invited the DPW Study group and Voter Dennis O'Brien to submit Documents.

Alternate Panessitti stated that the DPW Study Group was going to submit a Peer Review.

Voter Obrien had a "22-page Power Point document for the committee" and was asked to submit it. No vote was taken.

Co-Chair Cohen; summarized the site selection discussion.

There are only 2 viable sites, 340 Route 6 and Town Hall Hill. No vote was taken

Next Meeting 11/7/2024 4:30

Respectfully submitted,
Anthony Garrett and Zoom AI companion

