

AD HOC COMMITTEE FOR THE FUTURE DPW MEETING MINUTES

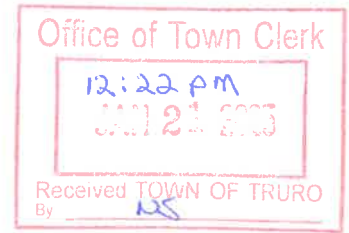
December 12, 2024

Present: Members: Anthony Garret, Leif Hamnquist, Alternate Bob Panessitti

Co-Chair Bob Higgins-Steele

Absent: Co-Chair Michael Cohen, Member Anastasia Song

Ref: <http://trurotv.truro-ma.gov/CablecastPublicSite/show/7398?site=1>



Assign Notetaker: Co-Chair Higgins-Steele traded w/ Member Hamnquist

Public Comment: Truro Voter, Mike Forgione, spoke on the cost of the DPW that the Town is willing to pay \$15-20 million would pass, \$20-25 million 50-50 chance, \$25-30 million no chance. The Committee should try a phased-in approach focusing on the most important parts built sooner and less important parts built later. He felt that the ROI on garaging the Truro DPW fleet did not justify the cost of the garage. The Town should seek cheaper options

Voter Dennis O'Brien: Dennis echoed Mr. Forgione's financial concern. He felt that at \$30 million, the facility could not get the funding at Town Meeting.

They also proposed a more phased or modular approach to the project, prioritizing certain components.

Voter Chris Lucy: Chris said that discussions of money were not in the committee's purview, rather they rest with the Select Board (SB) and OPM.

Approve Meeting Minutes: No Action Last meetings minutes were not distributed. Deferred to the next meeting.

Staff/Member Update DPW Director Cabral the Owner's Project Manager (OPM) would like a phase 1 Environmental report on the 340 Route 6. That Report needs another funding source. The OPM and designer answered the questions the Committee submitted at the December 8, 202, Select Board meeting Co-Chair Higgins-Steele suggests committee members and interested public read the Q and A on the Ad Hoc Building Committee (AHBC) web page links blow

OPM Q&A

https://www.truro-ma.gov/sites/g/files/vyhli9766/f/uploads/dpw_opm_ep_responses_to_questions_dec_9_2024.pdf

Designer Q&A

https://www.truro-ma.gov/sites/g/files/vyhli9766/f/uploads/dpw_study_designer_response_to_questions.pdf

The conversation ended with the goal of making progress to meet Town Meeting deadlines and the importance of balancing functional needs, sustainability goals, and fiscal realities for the new DPW facility design.

Public Works Facility Charrette Discussion

Members Garrett and Hamnquist moderated the charrette, a design brainstorming session. The term originated in France. The committee used the US Green Building Council (USGBC) Leadership in Energy and Environmental Design (LEED) scorecard

From the LEED scorecard: Integrative process

Member Garrett highlighted the importance of collaboration with professionals and end users.

Location and Transportation:

Building on a disturbed site protects other properties.

Member Garrett felt that the THH (Town Hall Hill) site was a high priority site

Bicycles= maybe

Reduced parking permit not relevant

EVs =spaces to code. Discussion of appropriateness for the larger vehicles.

Some amount of EV spaces is required by code

Brian Boyle, co-chair of the Energy Committee (EC), spoke to large electric vehicles like the kind needed in the DPW and volunteered to present the ECs findings to the AHBC.

Member Garrett explained the implications charging large vehicles will have on the size of the electrical service. We should consider future facing measures like installing conduit sized appropriately for future charging needs.

Co-Chair Higgins-Steele read the following from the Commonwealth's Binding 2030 Clean Energy and Climate Plan

"Equipment with longer lifespans: Any system or piece of infrastructure that has a useful life that extends to or beyond 2050 and is being installed or replaced in the next decade either needs to align with the Commonwealth's decarbonization pathways or will need to be replaced before the end of its useful life. This is particularly important for natural gas infrastructure, building envelopes, district systems, and building HVAC, which may or may not be replaced between now and 2050 depending on the system and use. The Commonwealth can play a key role in ensuring early adoption of alternatives where technological solutions are already available and cost-effective, supporting near-term reductions and health benefits, while avoiding long-term costs in emissions or for their replacement. Where technological solutions are not available or not yet cost effective, the Commonwealth and its partners will need to prioritize near-term solutions."

Sustainable Sites:

Activity Pollution Prevention: PW Director Cabral said this is important.

Storm water: Director Cabral: Storm water is required to remain on site.

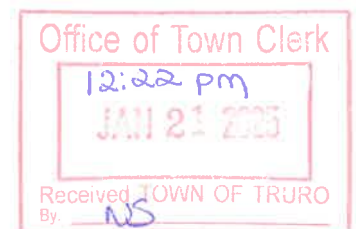
Rain gardens were discussed briefly.

Heat island reduction: Members Hamnquist and Garrett spoke to this

light colored or white roofs are preferred. Green roofs which cost more were also discussed.

Co-chair Higgins-Steele supports white roof and solar panels. Light colored roofs cost no more

Light Pollution Reduction: We need to be sensitive to light pollution. Member Hamnquist pointed out the need to balance night light pollution w/ end user input. More light may be necessary for worker safety during all night plowing or storm clean up.



Water efficiency:

Outdoor and indoor water use reduction easily satisfied.

Building Level Water Metering: Member Garret thought it would be good to know how much water the DPW uses.

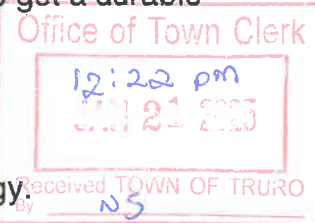
Energy and Atmosphere

Fundamental Commissioning and Verification: This is an investment that will pay for itself quickly.

Enhanced commissioning: Director Cabral cited a litany of issues with some of the Town's newer building stock that arose from lack of commissioning or insufficient oversight of the builders. He supports fundamental and enhanced commissioning.

Optimizing Energy Performance is important to the committee. The committee will pursue this aggressively. Member Hamnquist said, that it was important to convey committee priorities to the building designer early.

Members Hamnquist and Garrett spoke to the importance of energy modeling to get a durable operationally cost-effective building. The EC supports this.

**Materials and resources:**

Member Garrett spoke to life cycle impact, carbon footprint and embodied energy.

Energy Committee member Harry Irwin explained that 60 -80% of a building's emissions are from the embodied carbon in the structure.

He shared his experience with Building Science Corporation, which he found to be cost-effective and efficient. Higgins-Steele suggested using Building Science or another third-party vendor to "check the checkers".

Embodied carbon is made up of the emissions associated with the total life cycle of the structure including mining, manufacturing the components, transportation of the materials to the site, building the building and eventually disposing of the building.

Life cycle analysis can facilitate material choices as well as help define ROI and the amount of carbon emissions.

Select Board Liaison Girard-Irwin said that the OPM reiterated in a recent SB meeting that the difference in the cost of the building structures materials (timber vs. steel. vs. hybrid) was a small part of the overall cost.

Co-Chair Higgins-Steele mentioned the potential benefits of the Inflation Reduction Act for municipalities and nonprofits, particularly in terms of renewable energy and ground source heat pumps.

Recap Designing a Sustainable DPW Facility

The committee discussed various aspects of designing the new DPW facility with a focus on sustainability and energy efficiency. Key points included reducing the conditioned space, doing life-cycle analysis, utilizing renewable energy, minimizing openings like overhead doors, and potentially incorporating ground-source heat pumps. Cost was a major consideration, with some voters and committee members advocating for finding the least cost option before adding upgrades. Others advocated against arbitrary budget number constraints regarding the town's

ability to pursue grants and incentives for sustainable strategies was seen as important to evaluate costs accurately. Input from stakeholders like end users was emphasized coupled with the goal of making progress to meet Town Meeting deadlines. Overall, the discussion centered on balancing functional needs, sustainability goals, and fiscal realities for the new DPW facility design.

Next Steps:

1. Garrett to send Higgins-Steele the LEED checklist.
2. Higgins-Steele to compile and summarize key charette points.
3. AHBC, designer to consider ground source heat pumps and investigate potential 50% IRA direct pay reimbursement.
4. Ad Hoc Building Committee et al to explore commissioning options for the new facility.
5. The DPW Study Group will revise its plan based on new information and environmental considerations.
6. AHBC would like Designer and OPM to use lifecycle analysis and embodied carbon in material choices.
7. Higgins-Steele will contact the appropriate party(s) designing towards potential tax credits and incentives. The role of a grant's person was discussed.
8. AHBC will prepare a list of design priorities and concepts for the Designer and OPM.
9. DPW Director to coordinate with Cape Light Compact for assistance with incentives and grants for the new facility.
10. Develop a schedule of milestones for project completion at the next meeting.

Next Meeting Thursday January 9th, 4:30 PM EST

Meeting adjourned at 6:30 PM EST>

Respectfully submitted,

Bob Higgins-Steele



1/20/25

