

Minutes of The Truro Finance Committee Meeting Aug 25th, 2023

Members Present: Robert Panessiti (Chair), Kristen Roberts, Michael Fee, Lori Meads

Absent: Raphael Richter

Others Present: Darrin Tangeman, Town Manager; Kelly Clark, Asst. Town Manager; Alex Lessin, Finance Director; Trudi Brazil, Town Accountant; Jarrod Cabral, DPW Director.; Jeff Alberti President of Weston and Sampson Engineering Company (W&S); Kevin Kuechler and Anthony Garrett (architect), two of four members and authors of the citizen's group called the DPW Study Group(the "Study Group"); Sue Areson, Select Board Liason.

The meeting was called to order at 10:00am

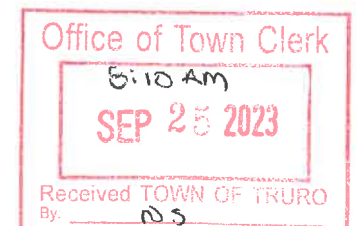
A motion was made by Michael Fee and seconded by Kristen Roberts to approval the Minutes of the July 14th meeting, motion passed 4-0-0.

Ms. Roberts requested the discussion of officers be deferred to a subsequent meeting when all members are preset.

Discussion concerning the W&S and the Study Group facilities proposal began.

Mr. Panessiti stated that the purpose discussing the citizens DPW proposal is not to find fault but rather to determine if there is any value and also identify any obvious or potential problems and or conflicts. The FINCOM will be asked to make a recommendation at some point regarding the expense related to this project and he wanted to be sure that the Committee has all the information they need.

Jarrod Cabral and Jeff Alberti outlined the selection process of W&S as the consultants to the Town regarding the DPW facilities project including the firm capabilities and history. They explained the progress the town has made since 2012 including facilities need, site location, anticipated cost analysis. The recommended size of the project has been reduced from an initial needs analysis of 36,689 sq ft to the current recommendation of 29,608 sq ft., a 19.3% reduction in size. A number of site locations were considered and as a result of test fits scenarios and subsequent site development cost comparisons the Select Board is recommending 30/34 Route 6. Mr. Alberti noted that the plans thus far are part of a feasibility study and conceptual in nature for the purpose of evaluating sties. The next phase of the project will involve more comprehensive design including input from a to-be established building committee.



General aspects of the Study Group's conceptual plan discussed included:

- Air Conditioning and ventilation
- Greenhouse structure-Mr. Alberti felt was not a viable option due to moisture for fleet storage.
- Washing vehicles outdoors, high pressure detergent washing vs rinsing outside must be done in an enclosed area per MA rules and regulations.
- Cold storage of vehicles-not recommended by W&S due to potential degradation
- It was agreed that phase construction will most likely increase cost.
- Solar rooftops and backup power (included in W&S proposal also).
- The use of local contractors to save money-Mr. Alberti acknowledged the desire to engage local tradespersons but all must follow procurement and bidding process

Specific Design Comments/Discussion of Study Group Plan

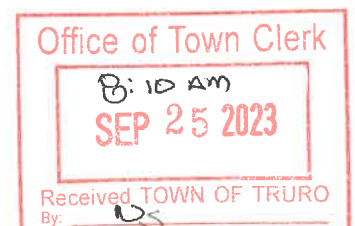
(bigger better cheaper faster explored):

- The Study Group's suggestions to use existing structures to save cost vs. this being a short-term solution- Mr. Alberti commented that the existing structures are 50-70 yrs. old and not intended for current use
- All buildings will need to meet current code.
- Size of buildings on Study Group plan not to scale and present potential safety and efficiency problems
- Citizen plan shows 23,189 sq. ft. vs 32,600 sq. ft. as outline in the W& S plan
- Multiple utility connects electric water sewer septic may not be efficient, potential generator capacity issues.
- Possible safety concerns re: the Study Group's salt shed proposed location-area depressed and could invite storm water to flow to salt shed locations, would need further consideration.
- Brine vs. salt-the town would not be shifting to brine vs. salt-not DPW accepted snow melting practice
- Discussion of the maintenance bays possible not being deep enough and height is not being adequate-this would increase size and cost for storage and maintenance of vehicles (movable equipment etc.)
- No access to work shops via overhead doors, potential problem.
- Study Group uses partial basement-ventilation safety issues for workers, not against code but has safety requirements that would increase costs, ventilation, anti-explosion etc.

Timing of Project Chronology

-W&S proposal takes about 26.5 months, not 5 years as stated in the Study Group proposal comments. It was agreed that any plan would face bid and litigation challenges that would extend the "best case" timeline. Planning design and construction must comply with all applicable MA rules

COST



Mr Alberti asserted that the W&S proposal was based on consideration of the site choice, 20 years of data, and decades of consulting in MA for municipal facilities. He recognized that it is a also a conceptual plan but is based on data and if approved would move to a final design phase. He stated that the W&S plan assessed the needs of the community first and sought he most efficient cost effective design to accomplish this goal.

DPW Study Group's Response and Comments

The Study Group's plan is also conceptual and sought to present the most efficient utilization of the current location. Data (i.e. land surveys) was not readily available.

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Mr. Garrett believes that savings could be achieved by utilizing existing structures, building small multiple buildings at the existing location. This could possibly result in cost savings from reduced code requirements such as sprinkler systems. He questioned any cost per sq ft estimates, the rationale being that site is a big determination of cost. He has worked with Butler Building in the past and used that experience in formulating his cost estimate. Soft costs were not included in his proposal nor were requirements of the recently enacted environmental stretch code. This would potentially increase their cost by 25% and 7% respectively vs W&S comparative number being discussed in the community.

W&S Additional Comments

-W&S Goal- to recommend the most cost-effective structure type to maximize the building to support the operations-one that will last the town for 50 year plus.

-W&S operational analysis and experience has led them to conclude one large facility is superior to several small buildings.

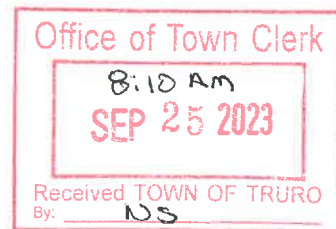
-Mr. Alberti did not believe \$477 per sq ft reflects the current market. Additional cost associated with building on Cape Cod include labor and material transportation costs that he felt would drive the cost per sq ft to the higher end of average. W&S utilizes a third party cost estimator.

-Material costs have significantly increased the past several years.

-Ave cost for metal pre-engineered building is \$787 sq. ft., 650-870 low and high, expected to be higher due to location. Historical pricing of similar municipal MA facilities was presented from 2014-2022.

Mr. Alberti and Mr. Garrett both expressed that they would welcome some collaborative work.

Mr. Panessiti invited committee questions clarifying that the role of the FINCOM is to make sure that what is being considered is the most cost efficient while serving the needs of the community. The Committee thanked Mr. Alberti for the comprehensive overview of the process.



Mr. Panessiti asked if there are any conflicts of interest with W&S. Mr. Alberti responded that they entered into a consulting contract and as the project moved forward a new contract would be executed and it is not a function of the cost of the project, simply based on the work involved.

Mr. Panessiti thanked all parties for their respectful and thoughtful discussion.

Reserve Fund Transfer Request

Consideration for a Reserve Fund transfer was requested by the DPW Director Jarrod Cabral, in the amount of \$20,000 for engineering and design and permitting for Great Hallow Beach access.

Motion by Lori, Meads seconded by Kristen Roberts, 4-0-0

Alex Lessin provided an overview of anticipated Financial Warrant Articles for October Special Town meeting.

There was discussion of the Citizen petitioned Article concerning a one-time payment for seniors over the age of 60 for beach and transfer station. Ms. Roberts questioned the impact to the budget, an approximate figure of \$135,000 per year was presented. Members of the Committee thought an age of 65 or 70, would be more appropriate and the impact to the budget should be quantified and a revised Article be brought to spring town meeting

Mr. Lessin presented the rationale behind a proposed Article adopting Massachusetts General Law that would allow for municipal fines to be placed on tax bills. This is common practice in other cities and towns in the Commonwealth.

It was determined that the next meeting would be on Tuesday September 12th, and a subsequent meeting on Friday September 22, at 9AM.

Motion to adjourn at 12 pm, by Ms. Meads, seconded by Ms. Roberts. 4-0-0

