



# TOWN OF TRURO NEW PUBLIC WORKS FACILITY



Project Update  
July 31, 2025

# SINCE LAST AD HOC MEETING; JUNE 18<sup>TH</sup>

- Meeting with DEP, DPW, OPM and W&S to Discuss Alt. Location for the Salt Shed
- Select Board Meeting 7/22; approved Amendment No. 4
- Geothermal Confirmed as Preferred System for New DPW Facility

# FULL SCHEDULE

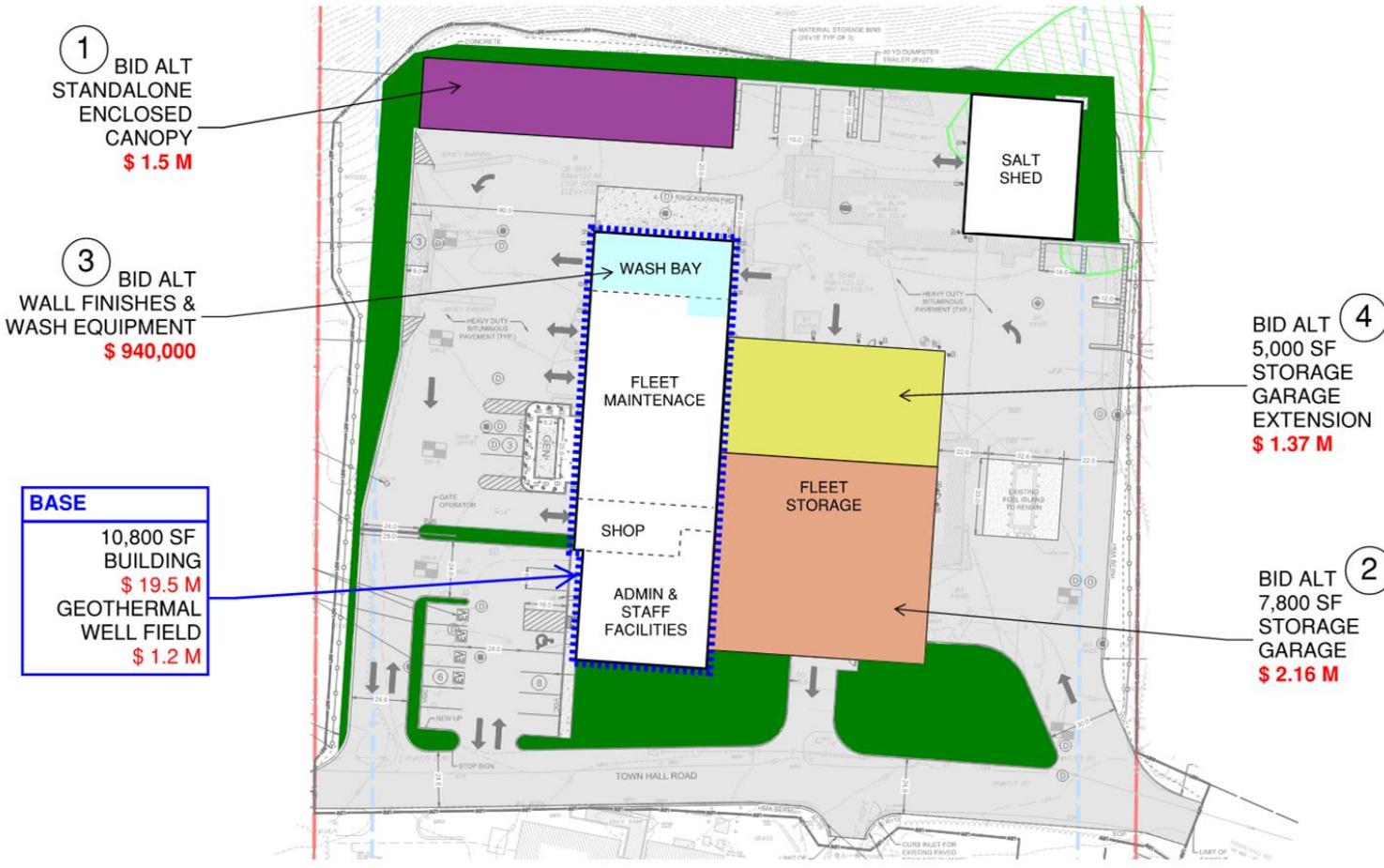
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PHASE	Study	Concept Design	Schematic Design	REVIEW PERIOD	Design Development	Construction Documents	Bidding
Start Date	✓	✓	March 1, 2025	✓	End of July 2025	Early November 2025	Mid February 2026
Deadline	✓	✓	May 30, 2025	✓	End of October 2025	End of January 2026	

- Review Bids
- Warrant Recommendation
- Town Meeting; May 2
- Election; May X

# BASE DESIGN & ALTERNATES OVERVIEW

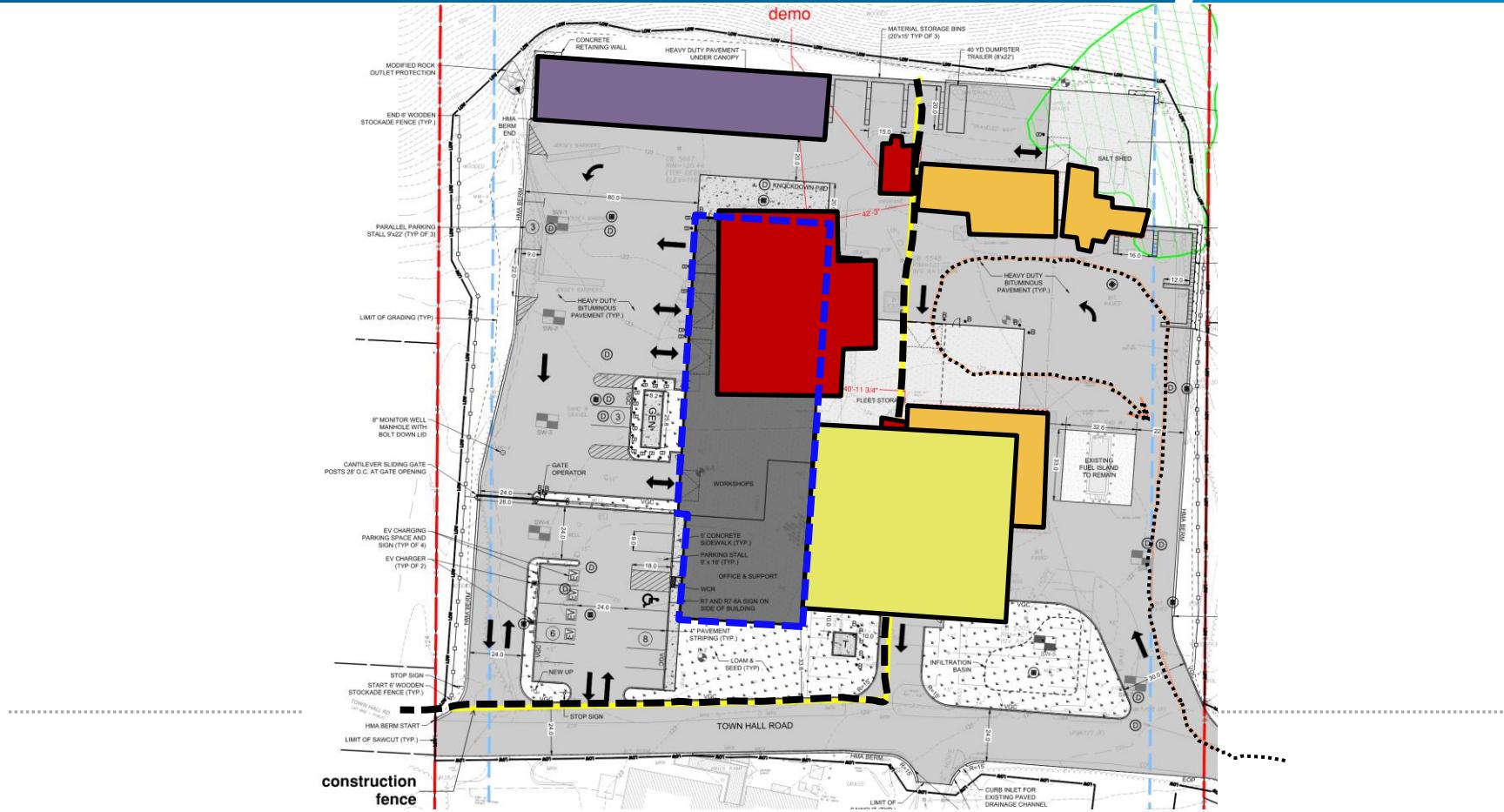


# Total Project Costs Breakdown Per Scenario

	10,800 sf building 2,500 sf mezzanine	18,600 sf building 2,500 sf mezzanine 4,050 sf secondary bldg	23,600 sf building 2,500 sf mezzanine 4,050 sf secondary bldg
	<u>Base Design</u>	<u>Base + Alt 1 and 2</u>	<u>Base All Alts</u>
Construction Cost Estimate	± \$ 19,500,000	± \$ 23,164,600	± \$ 25,470,370
Geothermal	± \$ 1,200,000	± \$ 1,200,000	± \$ 1,200,000
Soft Costs	± \$ 5,465,100 *	± \$ 5,991,680	± \$ 6,083,910
Construction Contingency	± \$ 1,035,000	± \$ 1,218,230	± \$ 1,333,520
<b>Estimated Total Project Costs</b>	<b>± \$ 27,200,100</b>	<b>± \$ 31,574,510</b>	<b>± \$ 34,087,800</b>
<i>2024 Appropriation</i>	(\$ 2,800,000)	(\$ 2,800,000)	(\$ 2,800,000)
<b>Total Remaining Appropriation</b>	<b>± \$ 24,400,100</b>	<b>± \$ 28,774,510</b>	<b>± \$ 31,287,800</b>
<i>Mass Save Heat Pump Adder</i>	(\$ 135,000)	(\$ 135,000)	(\$ 135,000)
<i>Construction Incentive (± \$2/sf)</i>	(\$ 21,600 ±)	(\$ 37,200 ±)	(\$ 47,200 ±)
<i>Post-Occupancy Incentive (\$1.5/sf)</i>	(\$ 16,200)	(\$ 27,900)	(\$ 35,400)
<i>30% IRA Federal Tax Credit</i>	(\$ 846,915 ±)	(\$ 1,137,000 ±)	(\$ 1,206,000 ±)
<b>Total Incentives &amp; Credits</b>	<b>(\$ 1,019,715 ±)</b>	<b>(\$ 1,337,100 ±)</b>	<b>(\$ 1,423,600 ±)</b>

\* Reduced temporary facilities allowance due to maintained operations within existing structures

# Base Design & Maintained Operations On-Site



# 3-MONTH LOOK AHEAD (DD)

- Internal Design Team Kick-off; Tuesday 7/29<sup>th</sup>
- Potable Water Supply Well & Main; kick starting 1:2 permit applications
- Geothermal Well Field Design; Test Well Timing / Coordination
- Coordination with Eversource
- Reengage with Cape Light Compact regarding Utility Incentives
- Meet with Owner to review IT/Security/Access Provisions
- Follow up with Industrial Equipment Team and Mechanics / Shop Personnel
- Progress on Septic System Design
- Progress on Fire Suppression Cistern & Pump Design
- Meeting with Fire Department
- Continued Salt Shed Coordination
- Permitting; Planning Board, Historic Review Board / Historic Commission



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