

TOWN OF TRURO NEW PUBLIC WORKS FACILITY



Project Update
July 31, 2025

SINCE LAST AD HOC MEETING; JUNE 18TH

- ✓ 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

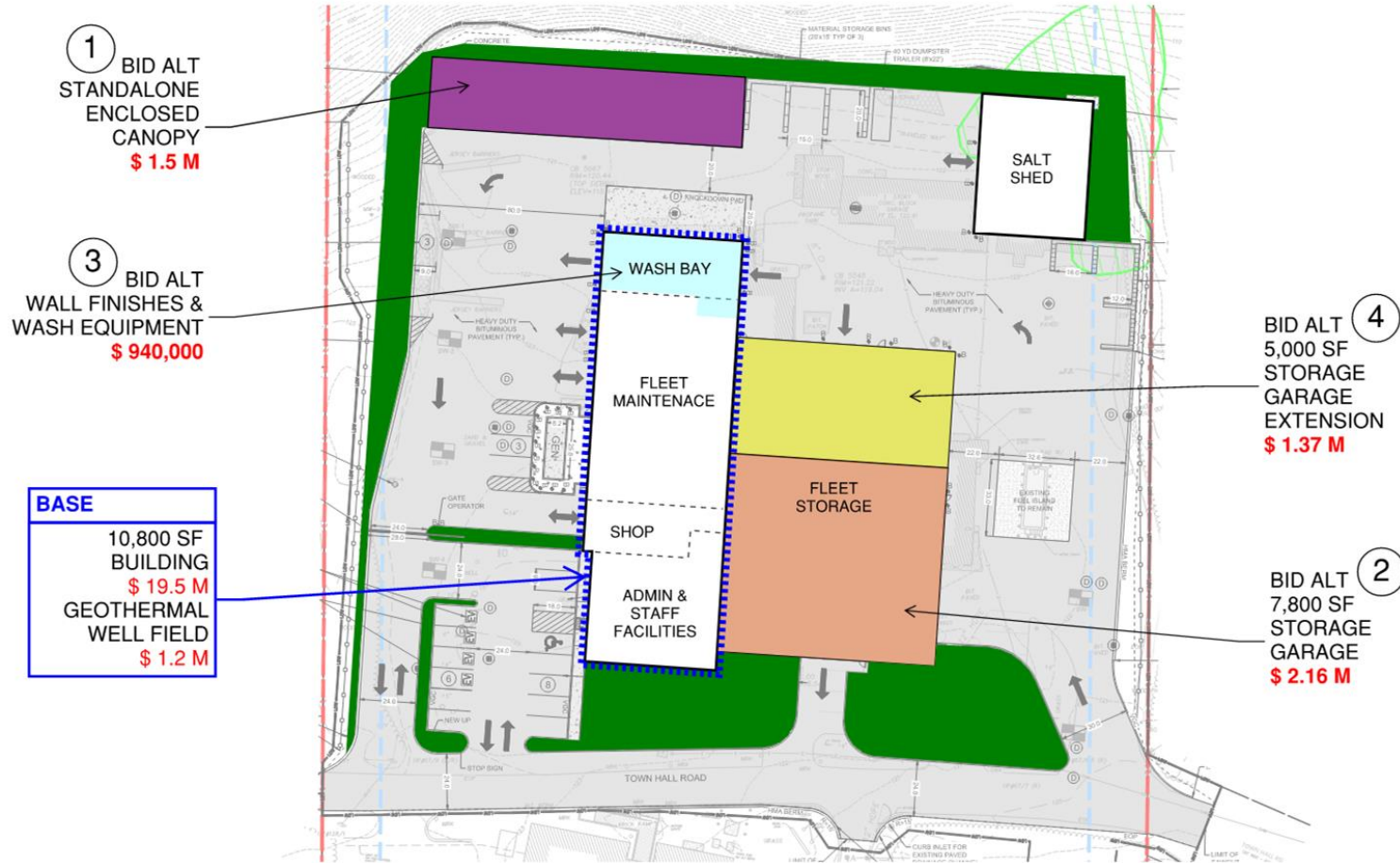
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PHASE	Study	Concept Design	Schematic Design	REVIEW PERIOD	Design Development	Construction Documents	Bidding
Start Date	✓	✓	March 1, 2025 ✓	✓	End of July 2025	Early November 2025	Mid February 2026
Deadline	✓	✓	May 30, 2025 ✓		End of October 2025	End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

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

BASE DESIGN & ALTERNATES OVERVIEW

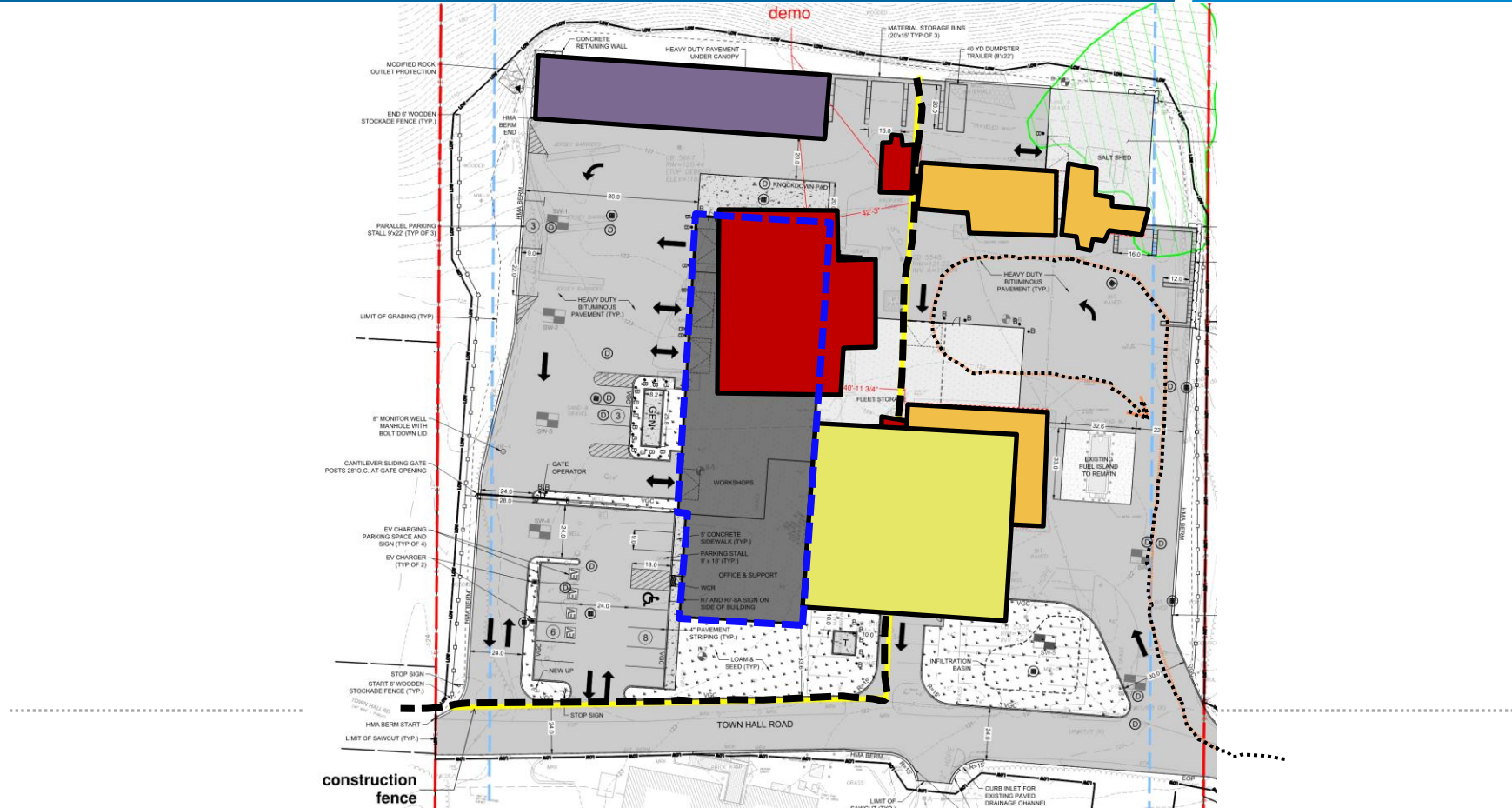


Total Project Costs Breakdown Per Scenario

	10,800 sf building 2,500 sf mezzanine <u>Base Design</u>	18,600 sf building 2,500 sf mezzanine 4,050 sf secondary bldg <u>Base + Alt 1 and 2</u>	23,600 sf building 2,500 sf mezzanine 4,050 sf secondary bldg <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
Estimated Total Project Costs	± \$ 27,200,100	± \$ 31,574,510	± \$ 34,087,800
2024 Appropriation	(\$ 2,800,000)	(\$ 2,800,000)	(\$ 2,800,000)
Total Remaining Appropriation	± \$ 24,400,100	± \$ 28,774,510	± \$ 31,287,800
<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 ±)
Total Incentives & Credits	(\$ 1,019,715 ±)	(\$ 1,337,100 ±)	(\$ 1,423,600 ±)

* 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 7/29th
- ☐ 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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