

October 2025

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
			1	2	3	4
5	6	7	8	9	10	11
12	13	14 4:00 WasteWater Planning Mtg Town Hall	15 4:30 Select Board Mtg	16 9:30-11 am SB Medoff T.Hall 4:00 Ad Hoc Bldg Comm. Zoom	17	18
19	20 5:00 pm Part-Time Resident Committee Remote	21	22 9:30-11 am-SB Dundas T.Hall 5 pm-Planning Board Mtg, PW on Agenda	23 *6:00 pm Community Preservation Hybrid Informational Forum @ Truro	24	25
26	27 4:00 pm Ad Hoc Walsh Property Hybrid Mtg	28 5:00 Select Board Mtg w/in person AHBC Update	29	30 10:00 am Climate Action Comm. @ Town Hall 4:00 Ad Hoc Bldg Comm. Zoom	31	
	Note: No Energy Committee Mtgs on Truro website			Note: Example of Informational Forum at the Library		

November 2025

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
						1 10-11:30 am-SB Girard-Irwin at Transfer Station
2	3 5:00 pm Conservation Committee Hybrid Mtg @ Town Hall	4	5 5:00 pm Planning Board Remote Zoom Mtg	6 4:00 pm Commission on Disabilities Mtg	7	8
9	10 4:00 pm Ad Hoc Walsh Property Hybrid Mtg	11	12 1:00 Human Services Committee @ Truro Town Hall 5:00 Select Board	13 9:30-11-SB Medoff office hrs @ Town Hall 10:00 am Climate Action Comm. @ Town Hall 4:00 Ad Hoc Bldg Comm. Zoom	14	15
16	17	18 1:00 pm Human Services 4:30 pm Board of Health 5:30 pm Select Board Hybrid Mtg	19 9:30-11-SB Dundas office hrs@T.Hall 5:00 pm Planning Board Remote Zoom Mtg	20	21	22
23	24 4:00 pm Ad Hoc Walsh Property Hybrid Mtg	25 5:00 pm Select Board Hybrid Mtg	26	27 Thanksgiving	28 Thanksgiving	29
30				Note: No Part- Time Resident Mtg in Nov. on Town Calendar		

Ad Hoc Building Committee Public Outreach Schedule

TOWN of TRURO, MA

NEW DEPARTMENT of PUBLIC WORKS FACILITY

17 TOWN HALL
TRURO, MA 02666



Weston & Sampson

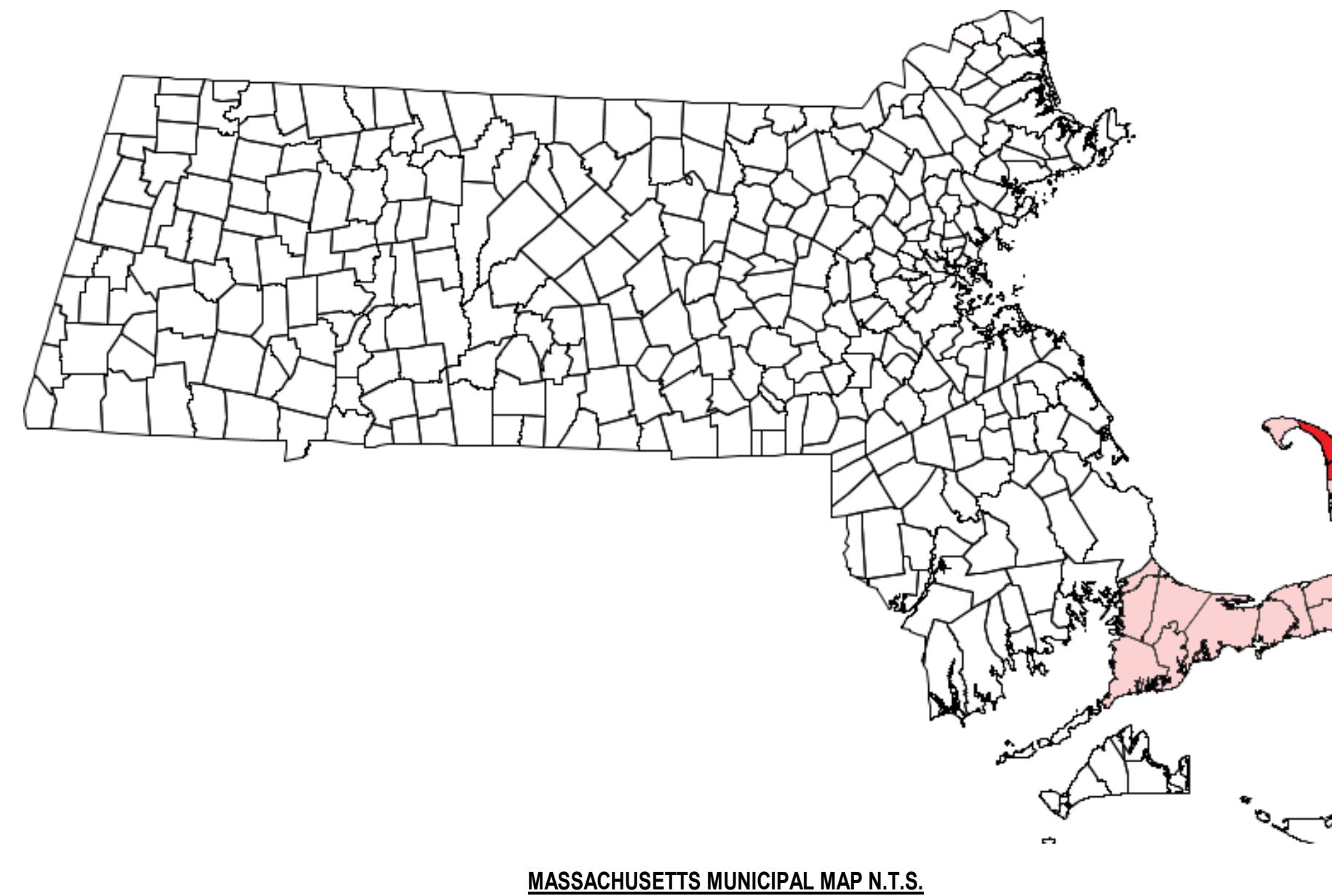
Weston & Sampson Engineers, Inc.
100 Foxborough Boulevard, Suite 250
Foxborough, MA 02043
978.532.1900
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Consultants:

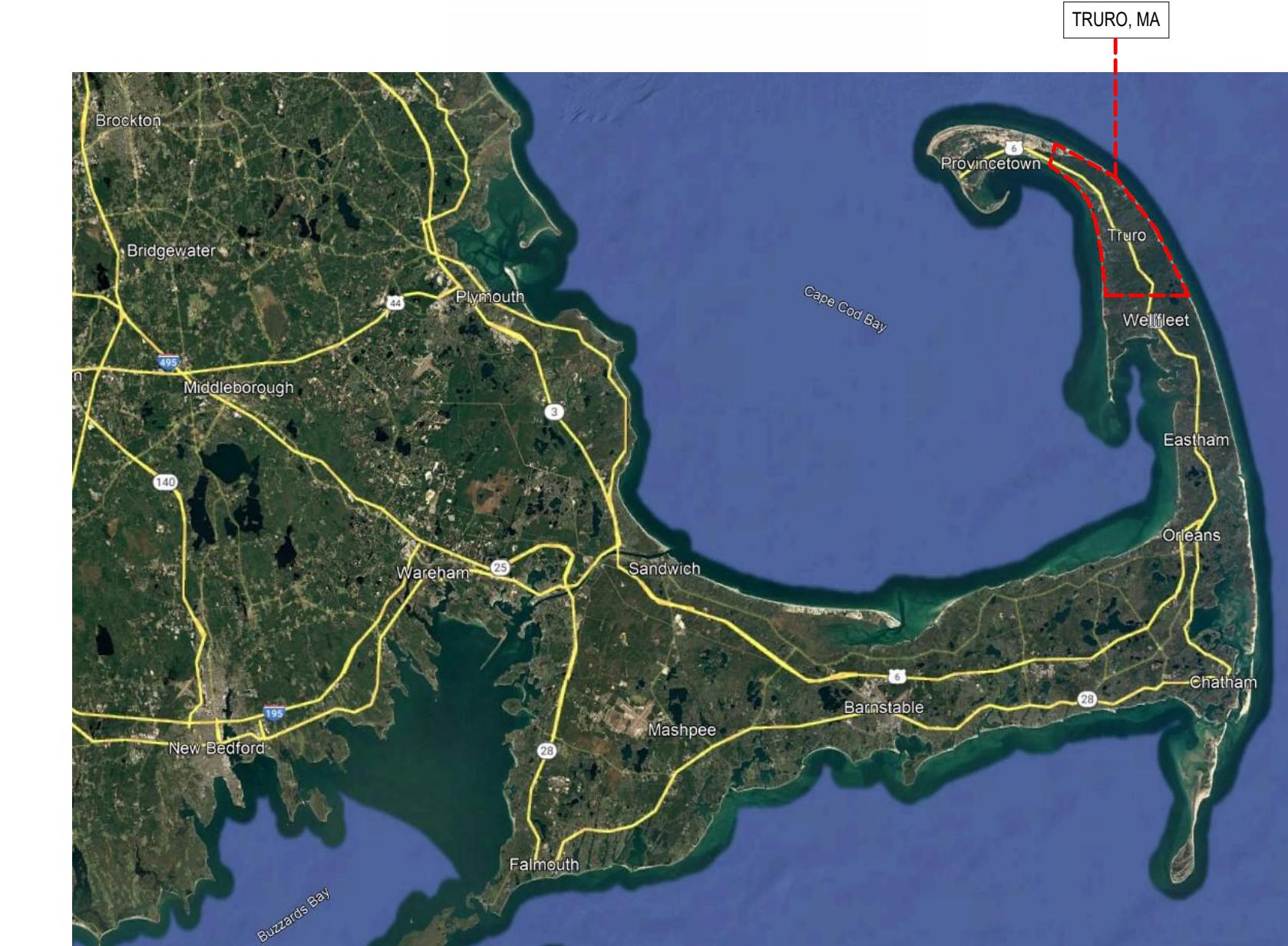


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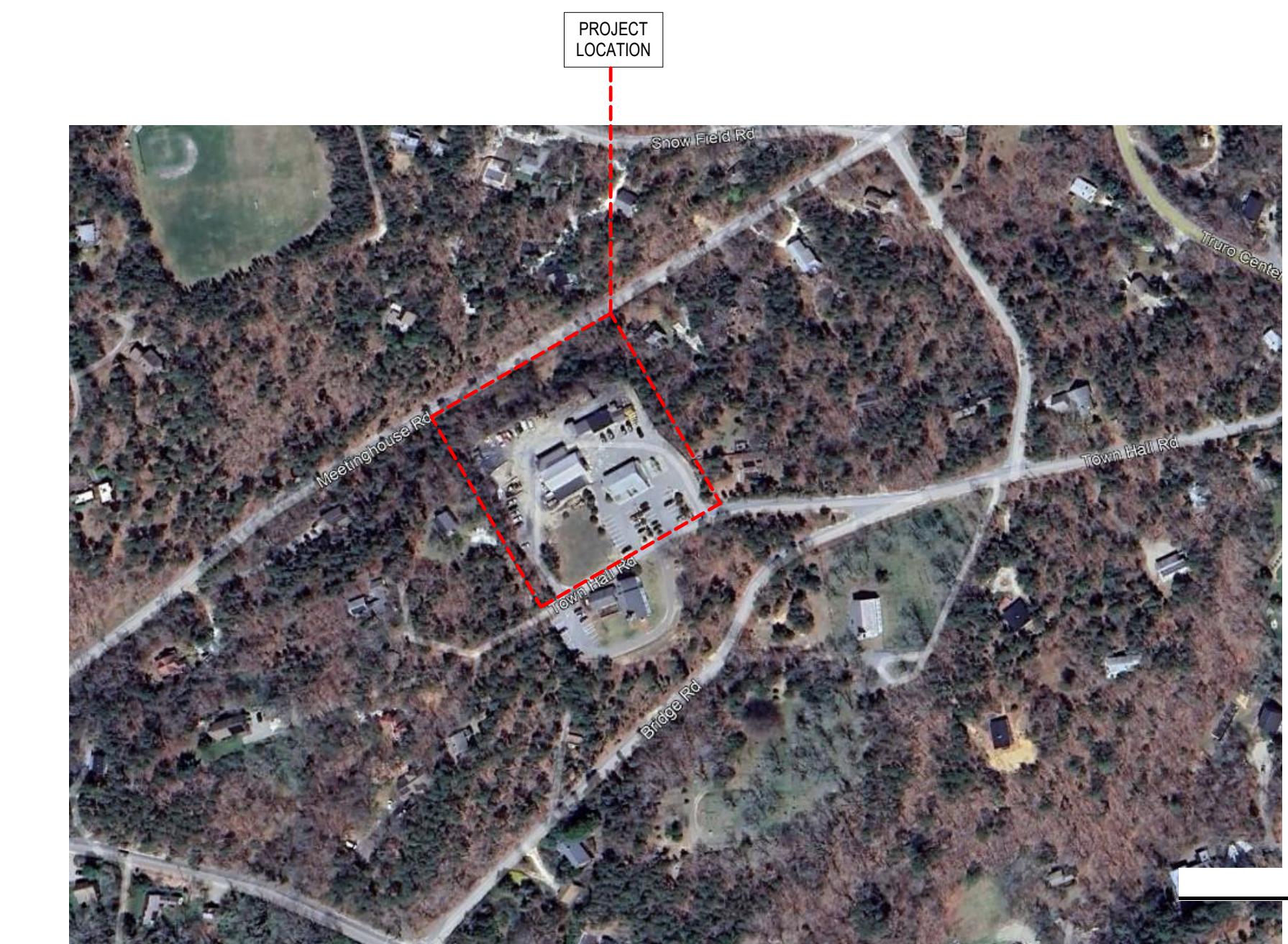
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Dartmouth, MA 02747
(508) 998-0883



MASSACHUSETTS MUNICIPAL MAP N.T.S.



SITE LOCUS MAP N.T.S.



SITE OVERVIEW N.T.S.

NOTES:
1) THE INFORMATION SHOWN HEREON IS BASED ON AN ON-THE-GROUND SURVEY
PERFORMED BETWEEN SEPTEMBER 26 & DECEMBER 4, 2024, BY ALPHA SURVEY
GROUP, LLC.
2) THE HORIZONTAL DATUM FOR THIS PROJECT IS THE MASSACHUSETTS STATE PLANE
COORDINATE SYSTEM REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 (NAD83).
CORS ADJUSTMENT (NAD83 [2011] / GEOFID18) AS DETERMINED BY REDUNDANT GPS
OBSERVATIONS MADE BETWEEN SEPTEMBER 26 & OCTOBER 4, 2024.
UTILIZING MACORS REAL TIME NETWORK.
3) THE VERTICAL DATUM FOR THIS PROJECT IS REFERENCED TO THE NORTH AMERICAN
VERTICAL DATUM OF 1988 (NAVD88). CORS ADJUSTMENT (NAD83 [2011] / GEOFID18) AS
DETERMINED BY REDUNDANT GPS OBSERVATIONS MADE BETWEEN SEPTEMBER 26 &
OCTOBER 4, 2024. UTILIZING MACORS REAL TIME NETWORK. DIFFERENTIAL LEVELING WAS
PERFORMED BETWEEN THE BENCHMARKS SHOWN HERON AND SELECT ALPHA SURVEY
CONTROL POINTS UTILIZING A SOKKIA DIGITAL LEVEL & BAR-CODED ROD.
5) THE SUBJECT PREMISES DOES NOT LIE WITHIN A FEMA FLOOD ZONE BASED UPON FLOOD
INSURANCE RATE MAP NUMBERS 25001C0231J WITH AN EFFECTIVE DATE OF 7/16/2014.
6) THE PROPERTY LINES SHOWN HEREON ARE BASED ON CITED PLANS AND DEEDS AND AN
ON-THE-GROUND SURVEY. THE BOUNDARIES WERE ESTABLISHED UTILIZING PRIMACODE'S
TRANSFORM PROGRAM TO OBTAIN A "BEST FIT" TO MONUMENTS LOCATED IN THE FIELD.
7) THIS PLAN AND THE ACCOMPANYING CERTIFICATIONS DO NOT CONSTITUTE A
CERTIFICATION OF TITLE TO THE PROPERTY DISPLAYED HEREON. THE OWNER OF LOCUS
AND ABUTTING PROPERTIES ARE SHOWN ACCORDING TO THE CURRENT TOWN ASSESSOR'S
RECORDS. THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE ABSTRACT AND IS
SUBJECT TO THE RESTRICTIONS, COVENANTS AND/OR EASEMENTS THAT MAY BE CONTAINED
THEREIN.
8) TOPOGRAPHICAL CONTOURS SHOWN ON 22 & 24 MEETING HOUSE RD. TAKEN FROM 2021
USGS LIDAR: CENTRAL EASTERN MASSACHUSETTS.
9) ALL UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE ONLY, AND WERE COMPILED
ACCORDING TO AVAILABLE RECORD PLANS FROM THE VARIOUS UTILITY COMPANIES AND
PUBLIC AGENCIES. ACTUAL LOCATIONS MUST BE DETERMINED IN THE FIELD.

PLAN REFERENCES:

PB 174 PG 83
PB 174 PG 85
PB 213 PG 45
PB 215 PG 69
PB 316 PG 100
PB 378 PG 100
PB 378 PG 19
PB 551 PG 12

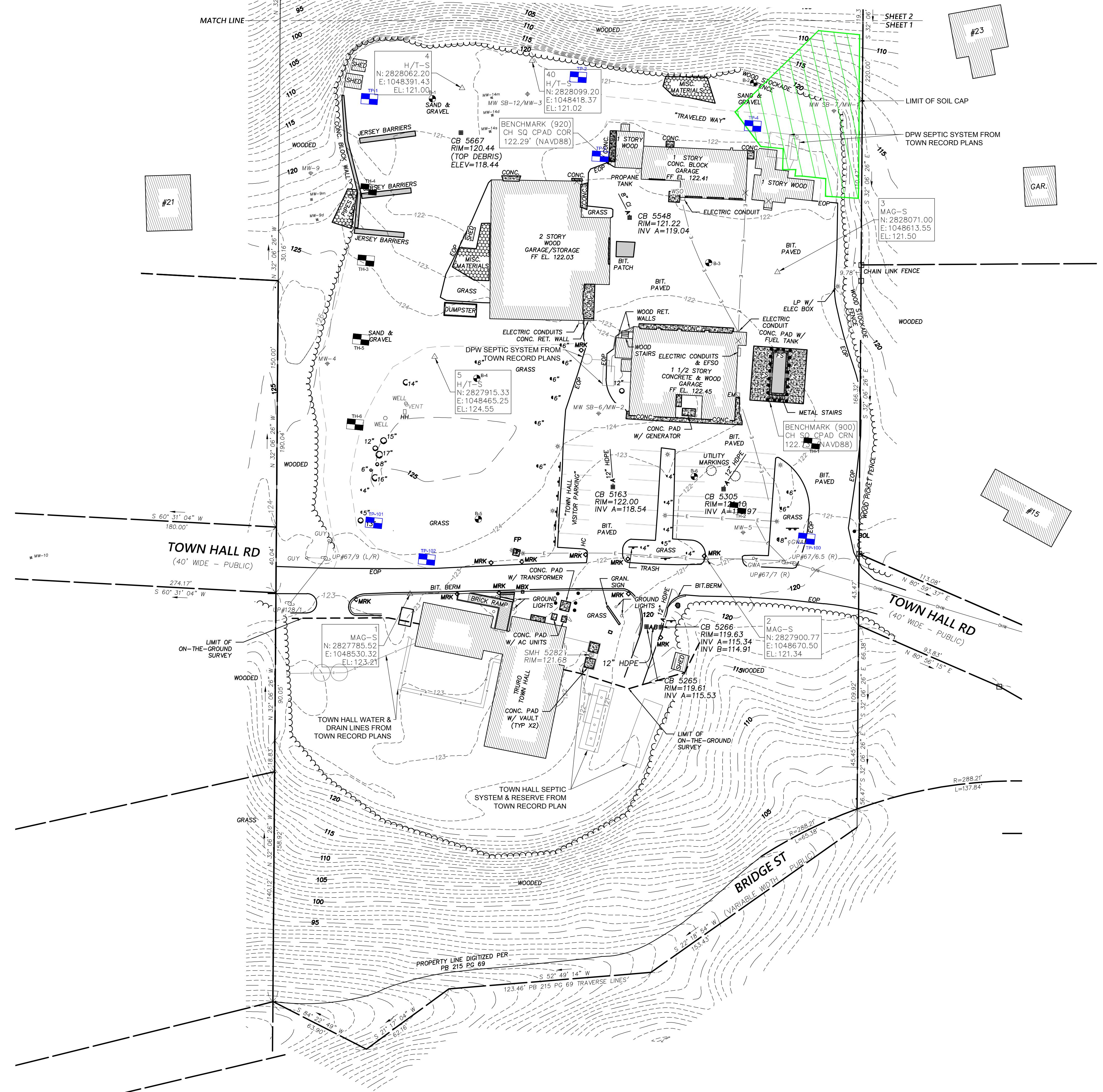
DRAWING LEGEND

WATER SHUT OFF
ELECTRIC METER
UTILITY POLE
GUY WIRE ANCHOR
SEWER MANHOLE
CATCH BASIN
HAND HOLE
HYDRANT
BOLLARD
LIGHT POLE
FLOODLIGHT
TREE (SIZE INCHES)
MONITORING WELL
GAS LINE
TELEPHONE LINE
DRAIN LINE
SEWER LINE
ELECTRIC LINE
WATER LINE
OVERHEAD ELECTRIC
CHAIN LINK FENCE
TREELINE
RETAINING
CONCRETE
BITUMINOUS
SPOT GRADE
FOUND
RECORD
STONE BOUND
CONCRETE BOUND
DRILL HOLE
IRON PIPE
IRON ROD
PARKER-KALON NAIL
MAG NAIL
BENCHMARK
TRAVERSE (CONTROL) POINT
SIGN
REFLECTIVE ROAD MARKER
SPICE BOX
EMERGENCY FUEL SHUT OFF
FUEL SERVICE PUMP
FLAG POLE
MW#
G
D
S
E
W
OHW
X-X
MW-10
RET.
CONC.
BIT.
X 100.00
-F
(R)
SB
CB
DH
IP
IR
PK
MAG
MRK
MRK
SBX
EFSO
FS
FP

SUBSURFACE INVESTIGATION LEGEND

B-1 - B-6 4/15/2025 - 4/16/2025 BORINGS COMPLETED BY DESMOND WELL DRILLING, INC.,
OBSERVED & LOCATED BY WESTON & SAMPSON (W&S)
TH-1 - TH-6 4/15/2025 STORMWATER TEST PITS (FIELD NOTES COMPLETED BY TRURO BOH)
TP-100 - TP-102 PROPOSED TEST PITS

0 30 60 100
SCALE: 1" = 30'



17 TOWN HALL
TRURO, MA 02666

Weston & Sampson

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Consultants:

Revisions:

No.	Date	Description

COA:

Seal:

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CONSTRUCTION

Scale: AS NOTED

Date: 10-03-2025
Drawn By: CTP
Reviewed By: AP
Approved By: AP
W&S Project No.: ENG24 - 1552
W&S File No.: -

Drawing Title:

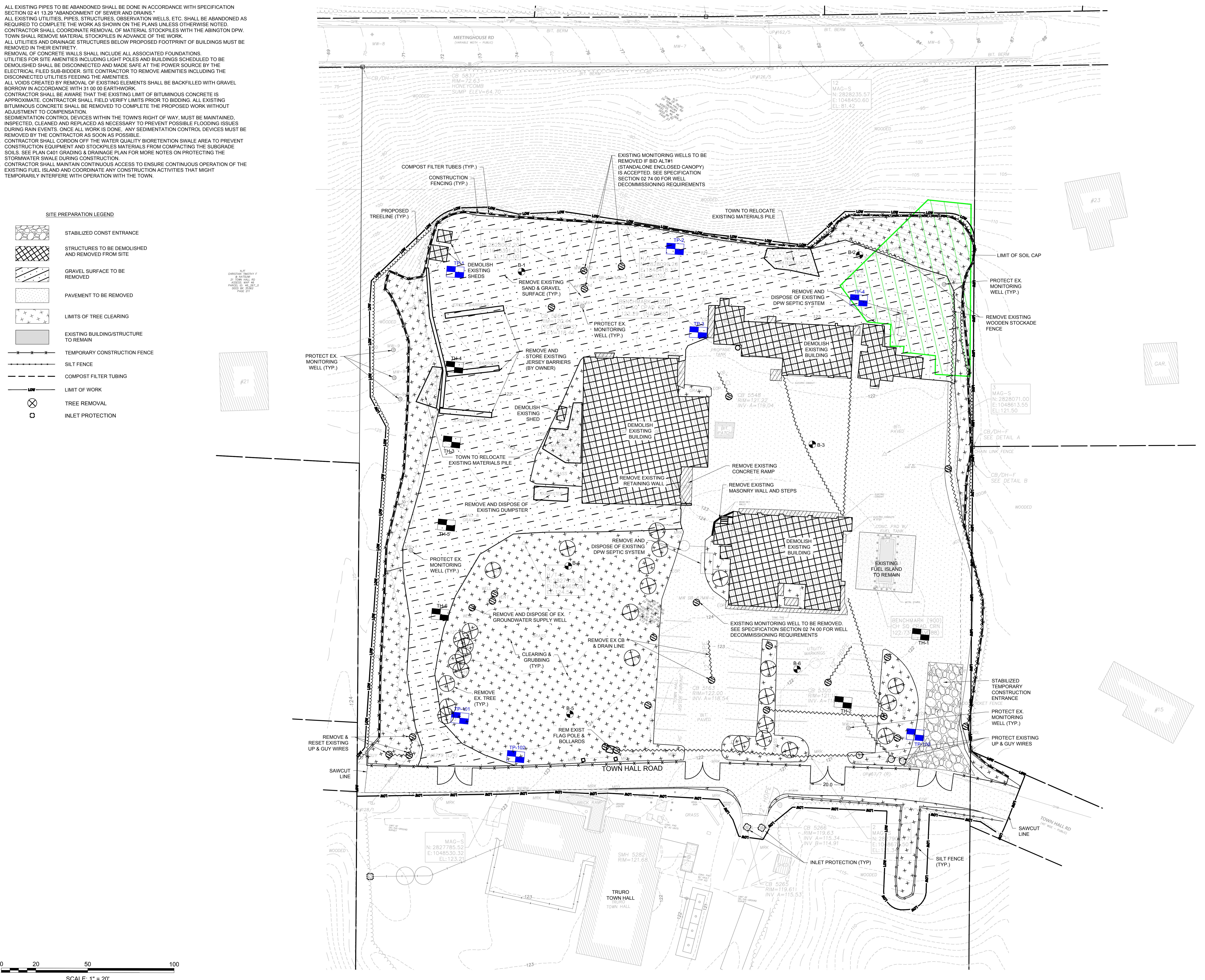
EXISTING
CONDITIONS
PLAN I

Sheet Number:

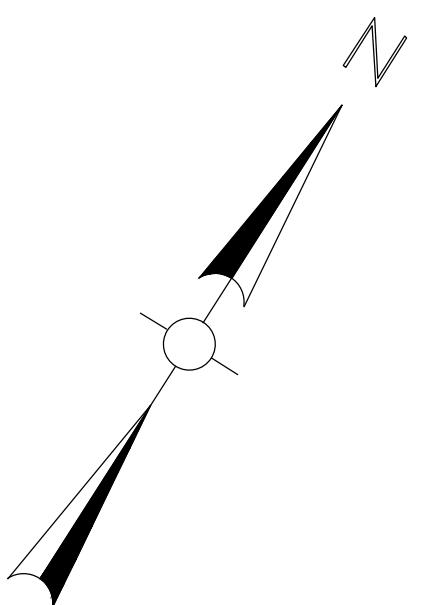
C100

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- ALL EXISTING PIPES TO BE ABANDONED SHALL BE DONE IN ACCORDANCE WITH SPECIFICATION SECTION 02 41 13.29 "ABANDONMENT OF SEWER AND WATER."
- ALL EXISTING PIPES, STRUCTURES, OBSERVATION WELLS, ETC. SHALL BE ABANDONED AS REQUIRED TO COMPLETE THE WORK AS SHOWN ON THE PLANS UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL COORDINATE REMOVAL OF MATERIAL STOCKPILES WITH THE ABINGTON DPW. TOWN SHALL REMOVE MATERIAL STOCKPILES IN ADVANCE OF THE WORK.
- ALL UTILITIES AND DRAINAGE STRUCTURES BELOW PROPOSED FOOTPRINT OF BUILDINGS MUST BE REMOVED IN THEIR ENTIRETY.
- REMOVED UTILITIES AND AMENITIES SHALL INCLUDE ALL ASSOCIATED FOUNDATIONS.
- UTILITIES FOR SITE AMENITIES INCLUDING LIGHT POLES AND BUILDINGS SCHEDULED TO BE DEMOLISHED SHALL BE DISCONNECTED AND MADE SAFE AT THE POWER SOURCE BY THE ELECTRICAL FIELD SUB-BIDDER. SITE CONTRACTOR TO REMOVE AMENITIES INCLUDING THE DISCONNECTED UTILITIES FEEDING THE AMENITIES.
- ALL VOIDS CREATED BY REMOVAL OF EXISTING ELEMENTS SHALL BE BACKFILLED WITH GRAVEL ACCORDING WITH 3.00' EARTHWORK.
- CONTRACTOR SHALL MARK THE EXISTING LIMIT OF BITUMINOUS CONCRETE IS APPROXIMATE. CONTRACTOR SHALL FIELD VERIFY LIMITS PRIOR TO BIDDING. ALL EXISTING BITUMINOUS CONCRETE SHALL BE REMOVED TO COMPLETE THE PROPOSED WORK WITHOUT ADJUSTMENT TO COMPENSATION.
- SEDIMENTATION CONTROL DEVICES WITHIN THE TOWN'S RIGHT OF WAY, MUST BE MAINTAINED, INSPECTED, CLEANED OR REPLACED AS NECESSARY TO PREVENT POSSIBLE FLOODING ISSUES DURING CONSTRUCTION. ONCE CONSTRUCTION IS COMPLETE, SEDIMENTATION CONTROL DEVICES MUST BE REMOVED BY THE CONTRACTOR AS SOON AS POSSIBLE.
- CONTRACTOR SHALL CORDON OFF THE WATER QUALITY BIORETENTION SWALE AREA TO PREVENT CONSTRUCTION EQUIPMENT AND STOCKPILES MATERIALS FROM COMPACTING THE SUBGRADE SOILS. SEE PLAN C401 GRADING & DRAINAGE PLAN FOR MORE NOTES ON PROTECTING THE STORMWATER SWALE DURING CONSTRUCTION.
- CONTRACTOR SHALL MAINTAIN CONTINUOUS ACCESS TO ENSURE CONTINUOUS OPERATION OF THE EXISTING FUEL ISLAND AND COORDINATE ANY CONSTRUCTION ACTIVITIES THAT MIGHT TEMPORARILY INTERFERE WITH OPERATION WITH THE TOWN.







PIPE TABLE

PIPE	SIZE & TYPE	LENGTH	SLOPE	INV IN	INV OUT
MANIFOLD	12" HDPE	17-LF	0.006	116.35	116.25
P-1	12" HDPE	2-LF	0.016	118.10	118.00
P-2	12" HDPE	61-LF	0.005	116.92	116.60
P-3	12" HDPE	53-LF	0.006	116.10	115.75
P-4	12" HDPE	13-LF	0.006	117.40	117.30
P-5	12" HDPE	4-LF	0.013	117.20	117.10
P-6	12" HDPE	47-LF	0.016	117.00	116.20
P-7	12" HDPE	30-LF	0.006	117.20	117.00
P-8	12" HDPE	30-LF	0.006	119.50	119.30
P-9	12" HDPE	39-LF	0.006	119.55	119.30
P-10	12" HDPE	34-LF	0.007	119.20	118.95
P-11	12" HDPE	27-LF	0.005	119.42	119.25
P-12	12" HDPE	81-LF	0.005	117.77	117.34
P-13	6" HDPE	31-LF	0.017	119.60	119.00
P-14	12" HDPE	28-LF	0.003	119.85	119.75
P-15	12" HDPE	30-LF	0.005	118.41	118.24
P-16	12" HDPE	26-LF	0.005	119.15	119.00
P-17	12" HDPE	3-LF	0.014	120.00	119.90
P-18	12" HDPE	77-LF	0.005	118.89	118.51
P-19	12" HDPE	8-LF	0.008	116.30	116.20
P-20	12" HDPE	8-LF	0.009	119.10	118.99
P-21	12" HDPE	30-LF	0.004	120.13	120.00
P-22	12" HDPE	54-LF	0.005	118.14	117.87
P-23	12" HDPE	1-LF	0.009	118.85	118.80
P-24	12" HDPE	1-LF	0.000	116.40	116.40
P-25	12" HDPE	2-LF	0.000	116.40	116.40
P-26	12" HDPE	4-LF	0.006	119.15	119.10
P-27	12" HDPE	3-LF	0.007	116.50	116.45
P-28	12" HDPE	39-LF	0.005	117.24	117.02
P-29	12" HDPE	33-LF	0.005	119.45	119.25

PIPE TABLE

PIPE	SIZE & TYPE	LENGTH	SLOPE	INV IN	INV OUT
RD-1	6" HDPE	23-LF	0.002	119.85	119.80
RD-2	6" HDPE	23-LF	0.002	119.80	119.75
RD-3	6" HDPE	23-LF	0.002	119.75	119.70
RD-4	6" HDPE	19-LF	0.005	120.25	120.13
RD-5	6" HDPE	18-LF	0.000	119.75	119.75
RD-6	6" HDPE	14-LF	0.000	119.75	119.75
RD-7	6" HDPE	17-LF	0.005	120.10	120.00
RD-8	6" HDPE	23-LF	0.006	120.00	119.85
RD-9	6" HDPE	23-LF	0.006	119.85	119.70
RD-10	6" HDPE	23-LF	0.006	119.70	119.55
RD-11	6" HDPE	8-LF	0.004	119.55	119.50
RD-12	6" HDPE	14-LF	0.006	119.60	119.50
RD-13	6" HDPE	49-LF	0.005	119.85	119.60
RD-14	6" HDPE	60-LF	0.005	120.15	119.85



NOTES:

ALL EXISTING EARTHWORK MATERIALS, (EXCEPT FOR STOCKPILED FILL MATERIALS SHOWN ON C101) MAY BE INCORPORATED IN THE WORK AND USED FOR BACKFILL IF MATERIALS MEET 31 00 00 EARTHWORK SPECIFICATION REQUIREMENTS. THE CONTRACTOR IS RESPONSIBLE FOR TESTING OF EXISTING MATERIAL FOR POTENTIAL REUSE ON SITE. IF MATERIAL DOES NOT MEET MATERIAL REQUIREMENTS LISTED IN 31 00 00 FOR REUSE ON SITE, THEN THE CONTRACTOR SHALL REMOVE AND DISPOSE OF MATERIAL AND IMPORT NEW MATERIAL AS NEEDED TO COMPLETE THE WORK AT NO ADDITIONAL COST TO THE TOWN. THE CONTRACTOR SHALL PROVIDE ADDITIONAL BACKFILL MATERIALS AS NEEDED AND AS SPECIFIED IN SECTION 31 00 00 EARTHWORK. NO ON-SITE BACKFILL MATERIAL MAY BE USED AS PIPE TRENCH BACKFILL OR BELOW THE BUILDING SLAB AND FOUNDATION, UNLESS IT MEETS THE REQUIREMENTS OF THE SPECIFICATIONS.

UNLESS OTHERWISE NOTED, ALL DRAIN MANHOLES SHALL BE 4' DIAMETER. ALL RIM ELEVATIONS SHALL BE FLUSH WITH FINISH GRADE.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. WHERE AN EXISTING UTILITY IS FOUND TO CONFLICT WITH THE PROPOSED WORK, THE LOCATION, ELEVATION AND SIZE OF THE UTILITY SHALL BE ACCURATELY DETERMINED WITHOUT DELAY BY THE CONTRACTOR AND THE INFORMATION FURNISHED TO THE ENGINEER FOR RESOLUTION OF THE CONFLICT.

DUMPSTER PADS SHALL SLOPE AT A MINIMUM 2% INTO THE PAVED AREA.

ALL CATCH BASINS SHALL BE SET FLUSH AGAINST THE GRANITE CURBING.

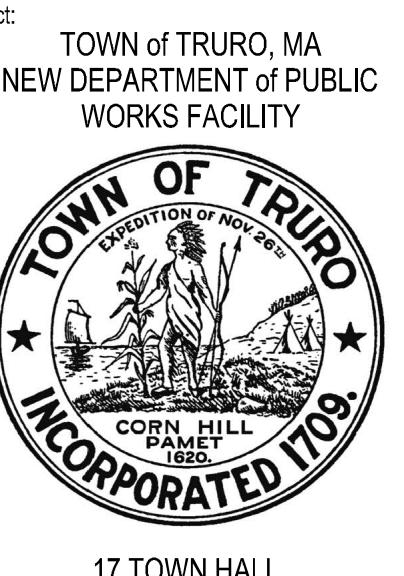
EROSION CONTROL FABRIC SHALL BE USED FOR ALL SLOPES 3:1 OR STEEPER PER 32 91 19 SEEDING.

REFER TO EXISTING CONDITIONS PLAN FOR BENCHMARK LOCATIONS.

REFER TO UTILITY PLAN FOR PROPOSED UTILITY LOCATIONS AND COORDINATE ACCORDINGLY WITH ALL GRADING AND DRAINAGE WORK.

UNLESS NOTED AS TOP OF CURB (TOC), ALL SPOT ELEVATIONS ARE SHOWN AS THE BOTTOM OF CURB OR BOTTOM OF WALL ELEVATION. TOP OF CURB ELEVATIONS ARE 6" HIGHER THAN BOTTOM OF CURB.

GRASSED AREAS ADJOINING THE BUILDING SHALL SLOPE AWAY FROM THE BUILDING AT A 1% MINIMUM SLOPE.



The logo for Ston & Sampson Engineers, Inc. It features the word "ston" in a blue sans-serif font, followed by a blue circle containing a white ampersand (&), and then the word "Sampson" in a green sans-serif font.

nts:

S: _____

DESIGN DEVELOPMENT
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10-03-2025
n By: CTP
wed By: AP
ved By: AP

Project No.:ENG24 - 1552
File No. :

Title:

GRADING & DRAINAGE PLAN

1

0401

C401

THE JOURNAL OF CLIMATE

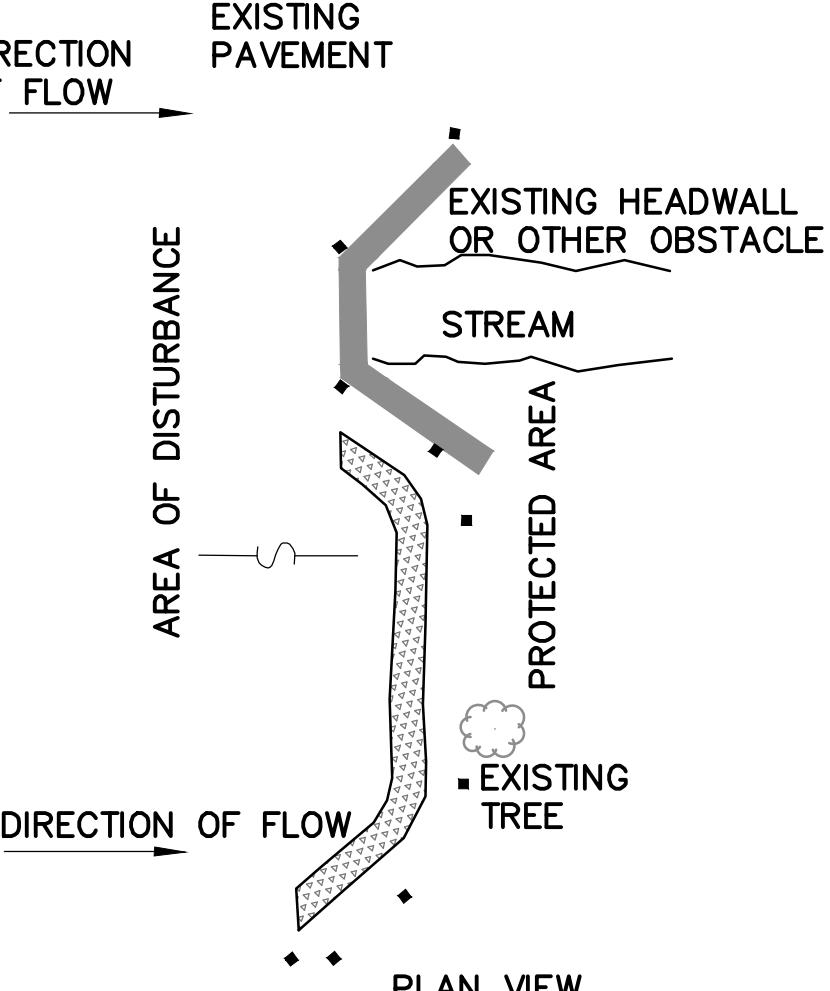
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1 20'

SCALE: 1" = 20'

C401

ANSWER

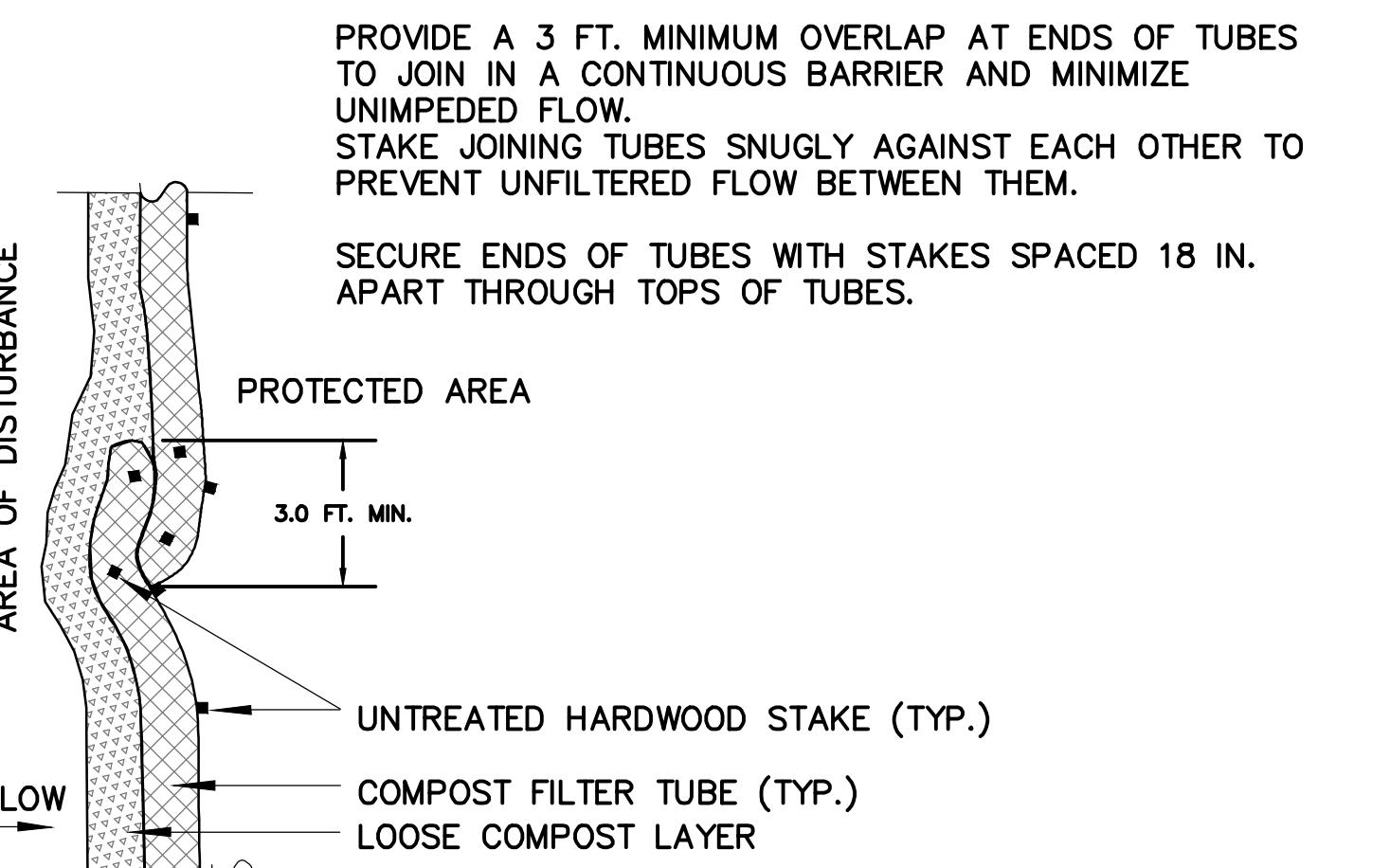
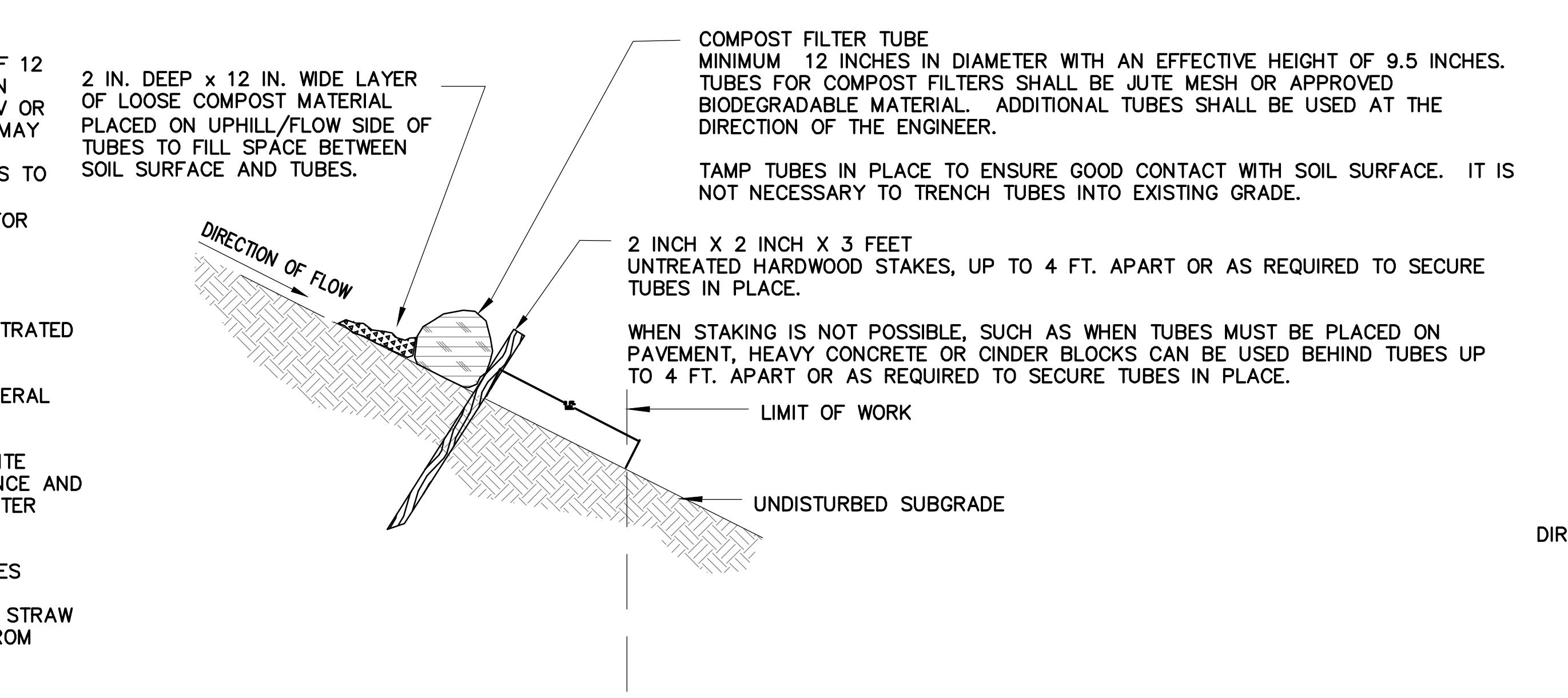


GENERAL NOTES:

1. PROVIDE A MINIMUM TUBE DIAMETER OF 12 INCHES FOR SLOPES UP TO 50 FEET IN LENGTH WITH A SLOPE RATIO OF 3H:1V OR STEEPER. LONGER SLOPES OF 3H:1V MAY REQUIRE LARGER TUBE DIAMETER OR ADDITIONAL COURSING OF FILTER TUBES TO CREATE A FILTER BERM. REFER TO MANUFACTURER'S RECOMMENDATIONS FOR SITUATIONS WITH LONGER OR STEEPER SLOPES.
2. INSTALL TUBES ALONG CONTOURS AND PERPENDICULAR TO SHEET OR CONCENTRATED FLOW.
3. DO NOT INSTALL IN PERENNIAL, Ephemeral OR INTERMITTENT STREAMS.
4. CONFIGURE TUBES AROUND EXISTING SITE FEATURES TO MINIMIZE SITE DISTURBANCE AND MAXIMIZE CAPTURE AREA OF STORMWATER RUN-OFF.
5. MULCH MATERIAL FOR THE FILTER TUBES SHALL BE WEED-FREE STRAW, WOOD EXCELSIOR, OR WOOD CHIPS, OR COIR. STRAW SHALL BE WEED FREE AND DERIVED FROM THRESHING OF GRAIN CROP.

PLACING TUBES AGAINST THE UPHILL SIDE OF WELL-ANCHORED, STATIONARY FEATURES SUCH AS EXISTING TREES CAN PROVIDE ADDITIONAL BRACING.

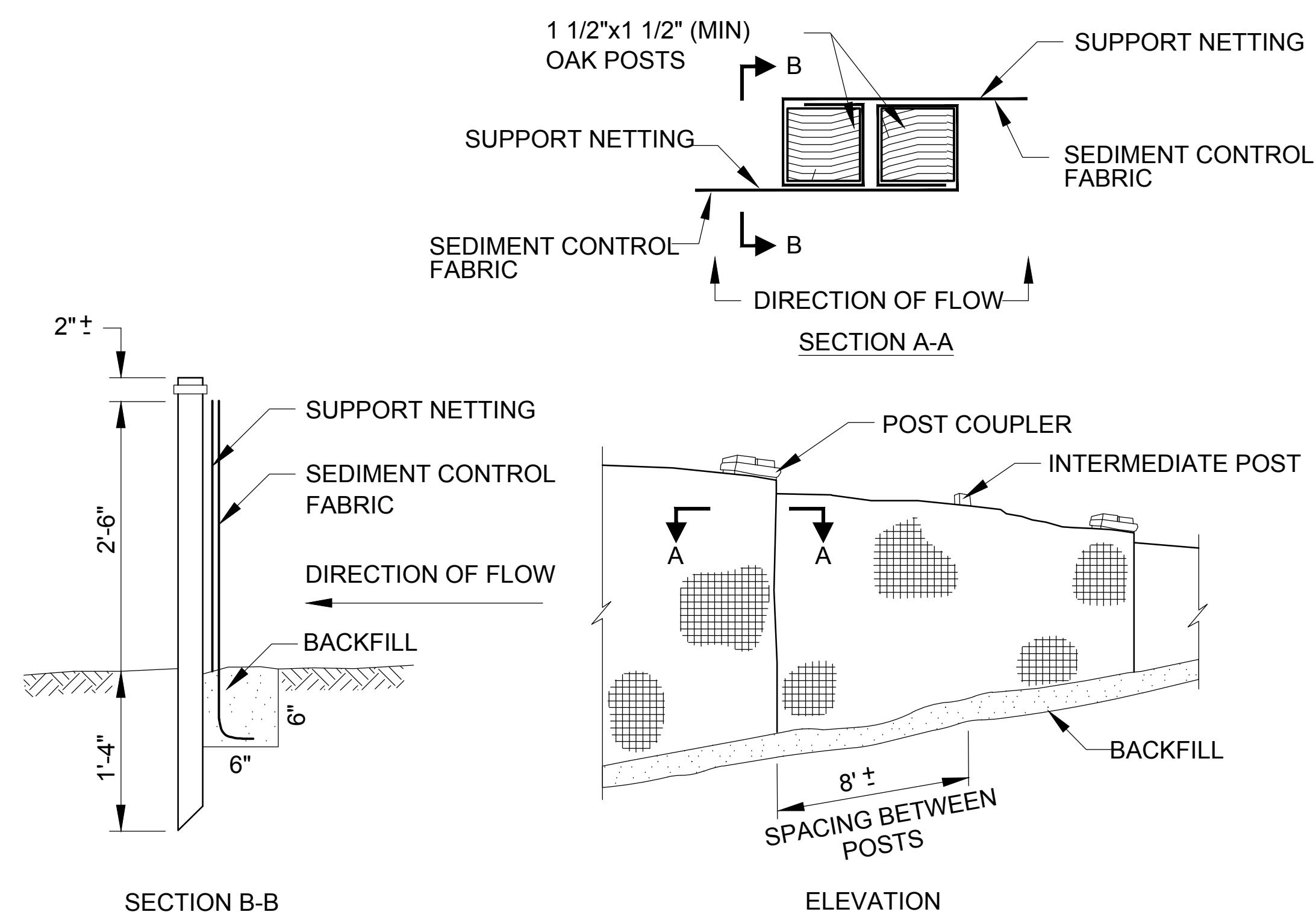
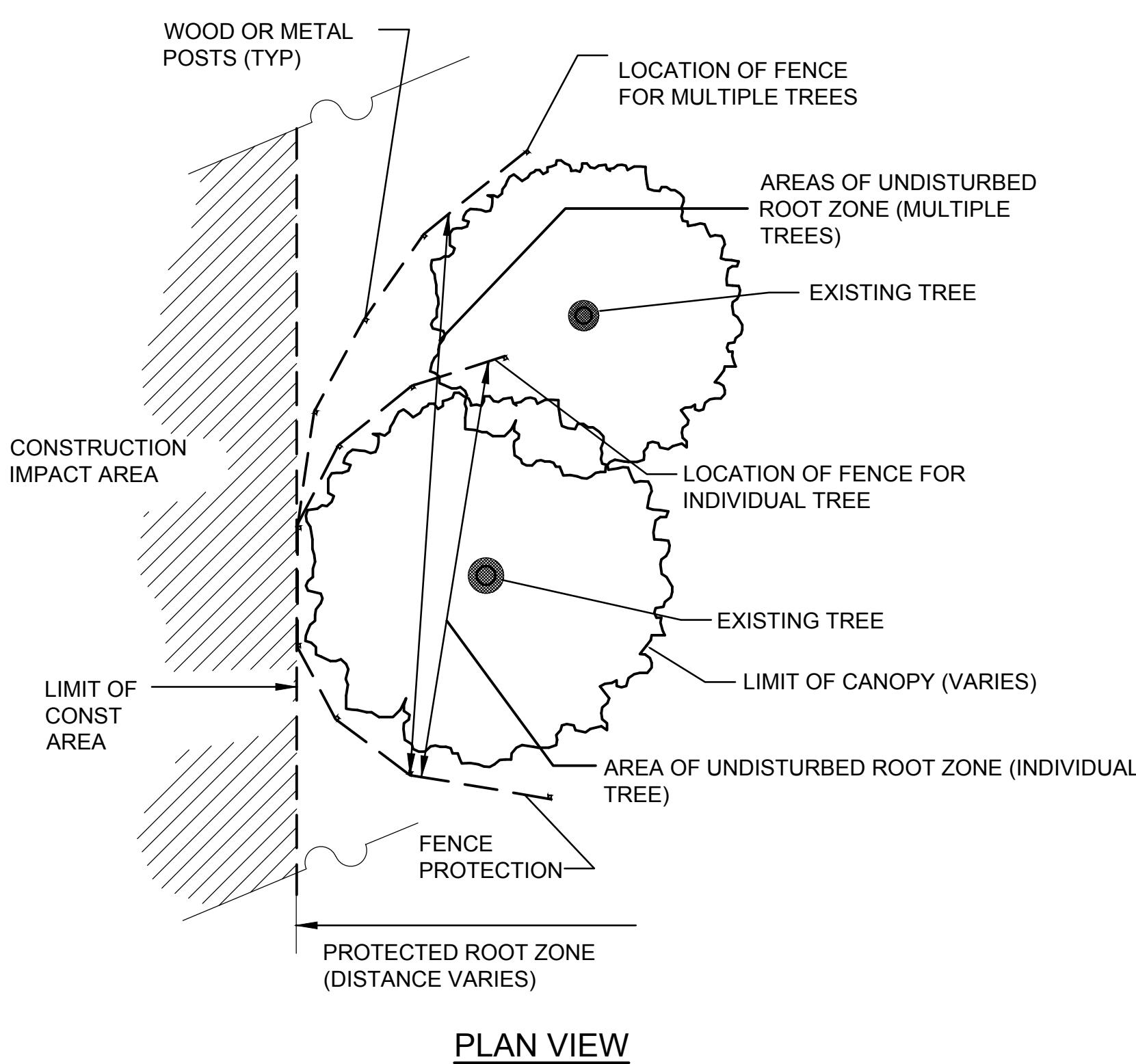
CURVE ENDS UPHILL TO PREVENT DIVERSION OF UNFILTERED RUN-OFF.



PLAN VIEW - JOINING DETAIL

1 EROSION CONTROL MEASURE: SINGLE COMPOST FILTER TUBE DETAIL

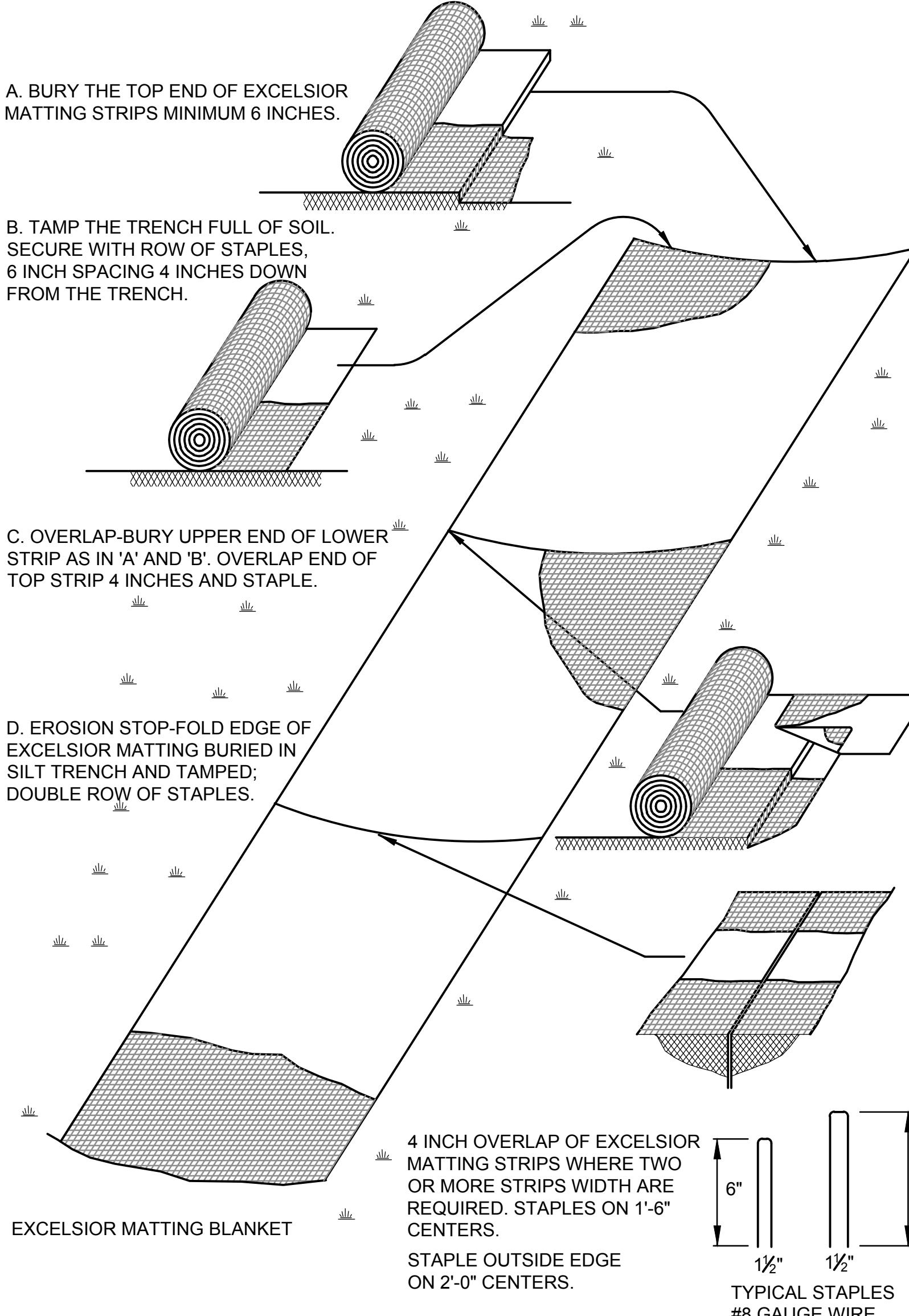
SCALE: N.T.S.



2 SILT FENCE DETAIL

SCALE: N.T.S.

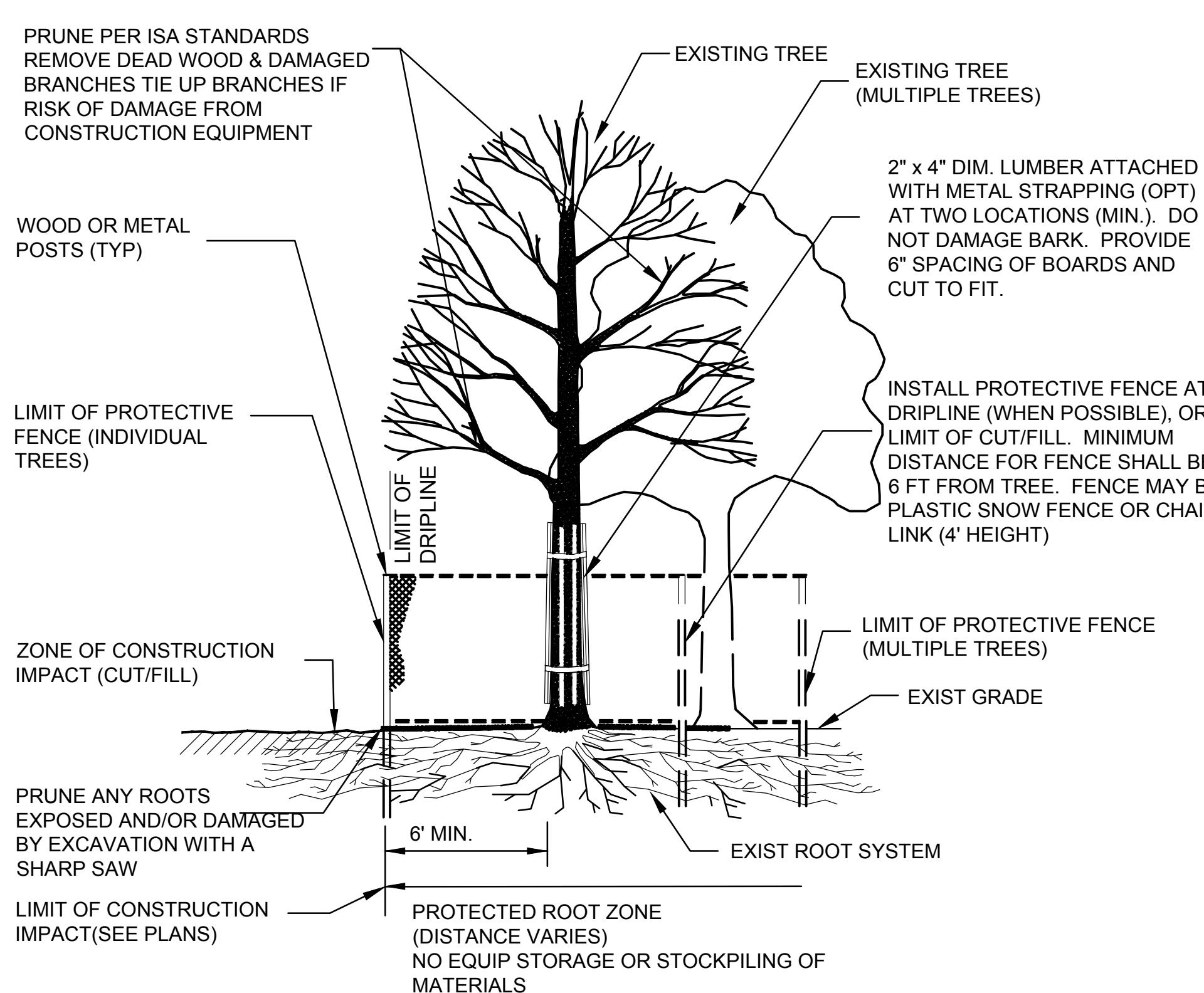
1. EROSION CONTROL MEASURES SHALL BE INCORPORATED IN THE SEQUENCE OF CONSTRUCTION TO PREVENT SEDIMENT LADEN WATER FROM LEAVING THE SITE.
2. AREAS SUBJECT TO EROSION SHALL BE MINIMIZED IN TERMS OF TIME AND AREA.
3. IN GENERAL, WORK REQUIRING EROSION CONTROL INCLUDES EXCAVATIONS, FILLS, DRAINS, SWALES AND DITCHES, ROUGH AND FINISH GRADING, AND STOCKPILING OF EARTH.
4. DO NOT DISTURB VEGETATION AND TOPSOIL BEYOND THE PROPOSED LIMIT OF SILT FENCE ACTIVITIES.
5. TEMPORARY SILT CONTROLS SHALL BE PLACED AS SHOWN ON THE PLAN. PERMANENTLY STABILIZE EACH COMPLETED SEGMENT OF CONSTRUCTION.
6. THE CONTRACTOR SHALL REMOVE TEMPORARY SILT CONTROLS AND ALL ACCUMULATED SILT AND DEBRIS AFTER COMPLETION OF CONSTRUCTION OPERATIONS.
7. SILT CONTROLS SHALL BE IN PLACE AT ALL TIMES DURING CONSTRUCTION.
8. THE CONTRACTOR SHALL REMOVE AND LEGALLY DISPOSE OF ALL SILT AND DEBRIS FROM EACH DRAINAGE STRUCTURE UPON COMPLETION OF THE PROJECT.
9. OBJECTS AND/OR AREAS DAMAGED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED TO THEIR ORIGINAL CONDITION.
10. ALL DISTURBED AREAS SHALL BE RESTORED TO EXISTING GRADE. INSPECTION SHALL BE FREQUENT AND REPAIR OR REPLACEMENT SHALL BE MADE AS NEEDED.
11. SILT CONTROLS SHALL BE REMOVED UPON THE SATISFACTORY COMPLETION OF ALL WORK SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.
12. SITE PERIMETER SHALL HAVE COMPOST FILTER TUBES INSTALLED AS SHOWN ON C201.



3 EROSION CONTROL BLANKET

SCALE: N.T.S.

NOTE: JUTE NETTING TO BE USED ON ALL SLOPES GREATER THAN 4H:1V AS INDICATED ON GRADING PLANS



NOTES:

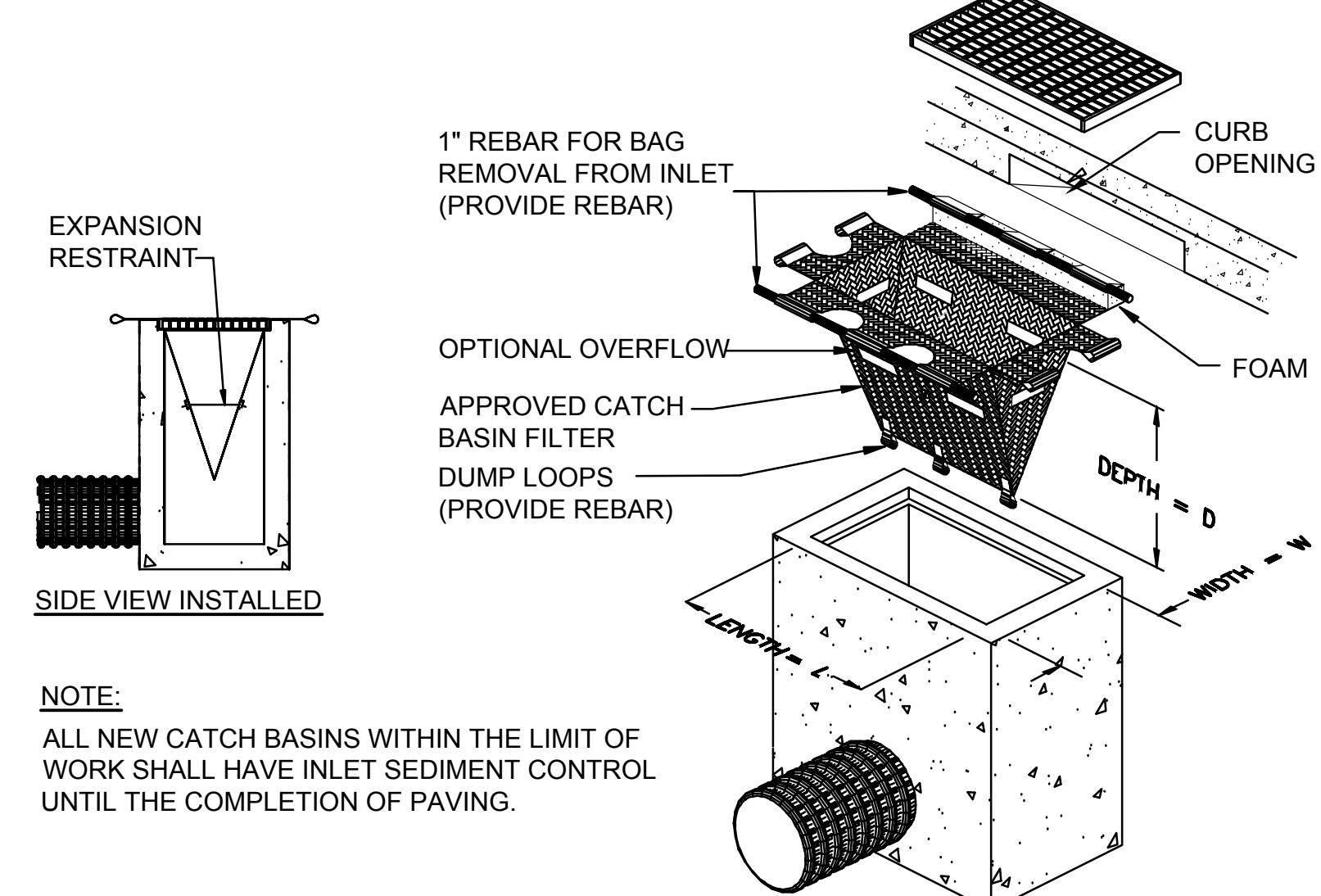
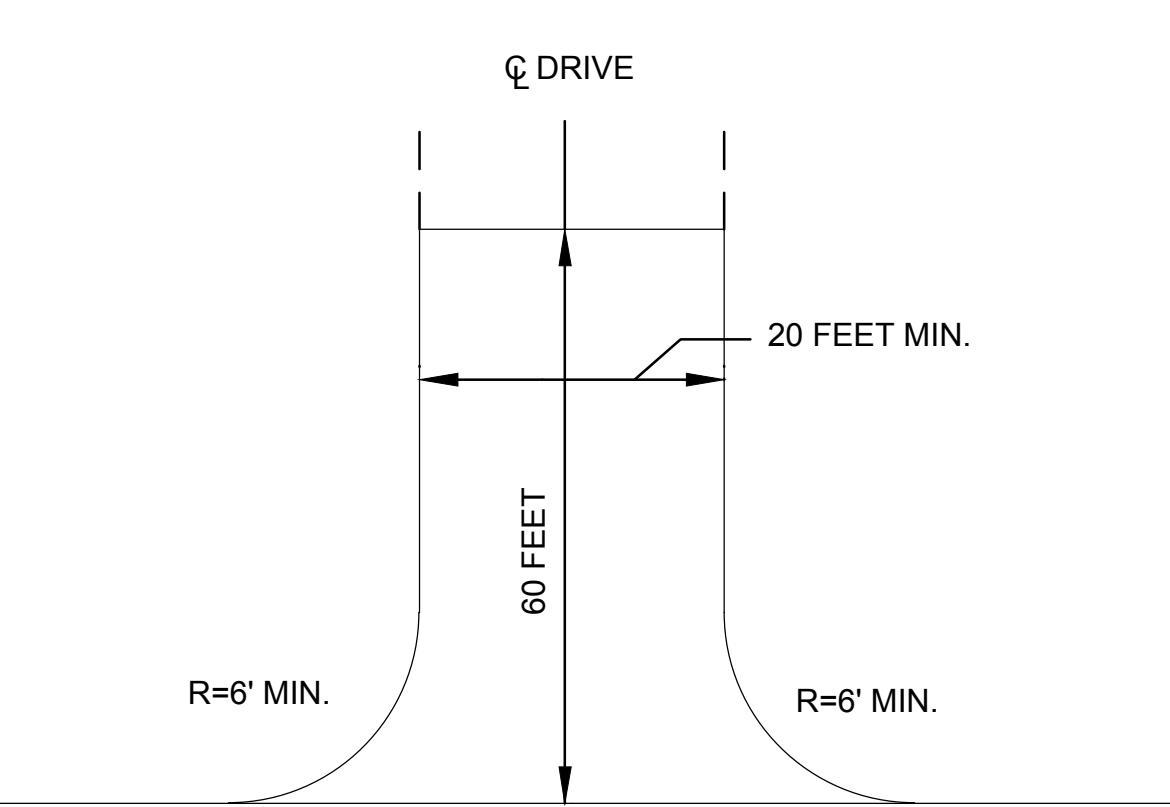
1. AT LEAST ONE CONSTRUCTION ENTRANCE SHALL BE PLACED AT EACH ENTRANCE TO THE SITE, THROUGHOUT CONSTRUCTION ACTIVITIES.
2. THE LOCATION OF THE CONSTRUCTION ENTRANCE(S) SHALL BE APPROVED BY THE OWNER PRIOR TO PLACEMENT.
3. CONSTRUCTION ENTRANCE(S) SHALL CONSIST OF 2" CRUSHED STONE PLACED AT A DEPTH OF A MINIMUM 8 INCHES PLACED OVER GEOTEXTILE FABRIC.
4. CONTRACTOR IS RESPONSIBLE FOR DAILY INSPECTION AND ALL NECESSARY MAINTENANCE OF ALL ENTRANCES.
5. CONTRACTOR IS RESPONSIBLE FOR REMOVAL OF SEDIMENTS OR ANY OTHER MATERIALS TRACKED ONTO THE STREET, AS WELL MAINTENANCE OF EROSION CONTROL MEASURES.

4 EXISTING TREE PROTECTION

SCALE: N.T.S.

5 STABILIZED TEMPORARY CONSTRUCTION ENTRANCE

SCALE: N.T.S.



6 INLET SEDIMENT CONTROL

SCALE: N.T.S.

Revisions:
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COA:

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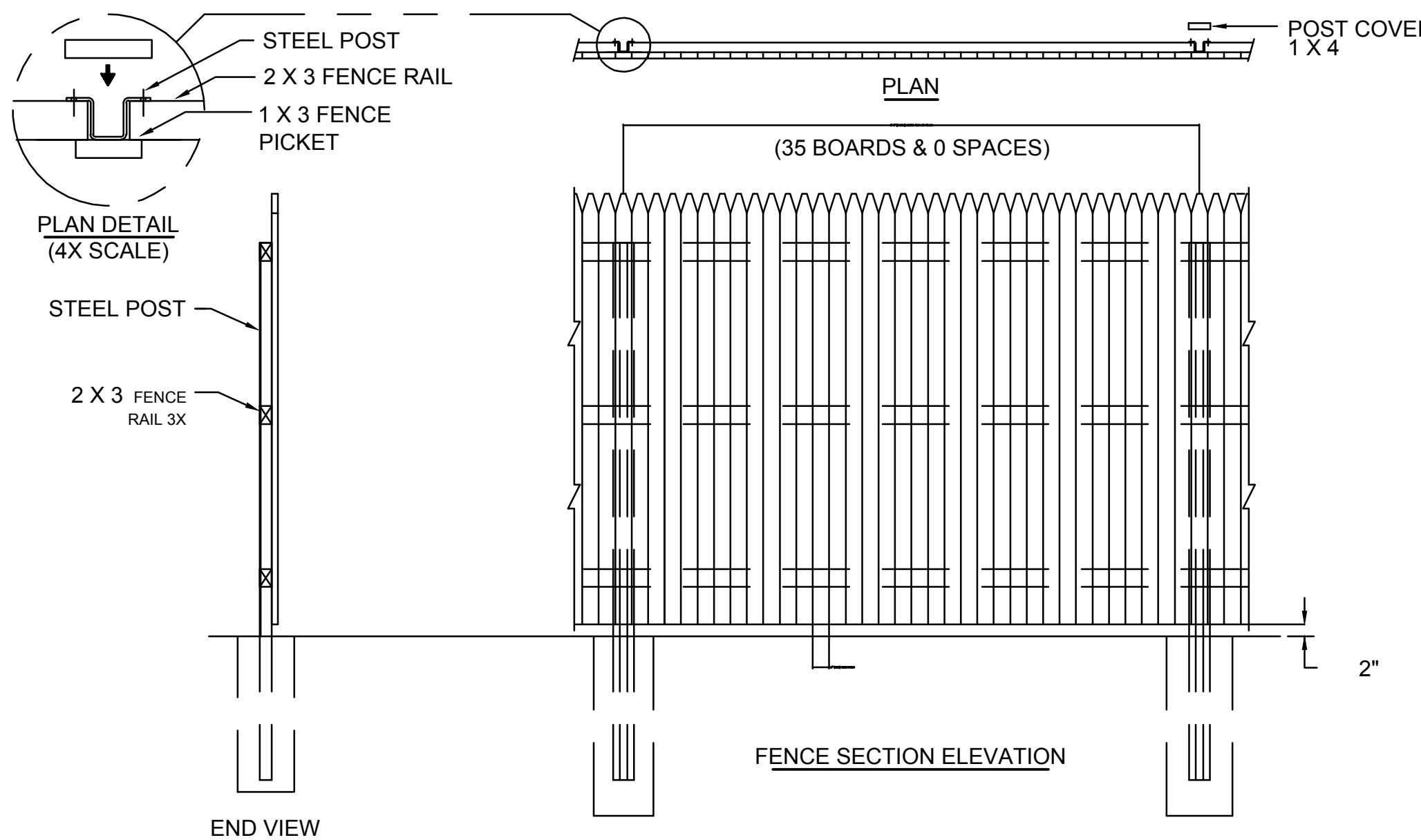
W&S Project No.:ENG24 - 1552
W&S File No.: -

Drawing Title:

SITE DETAILS I

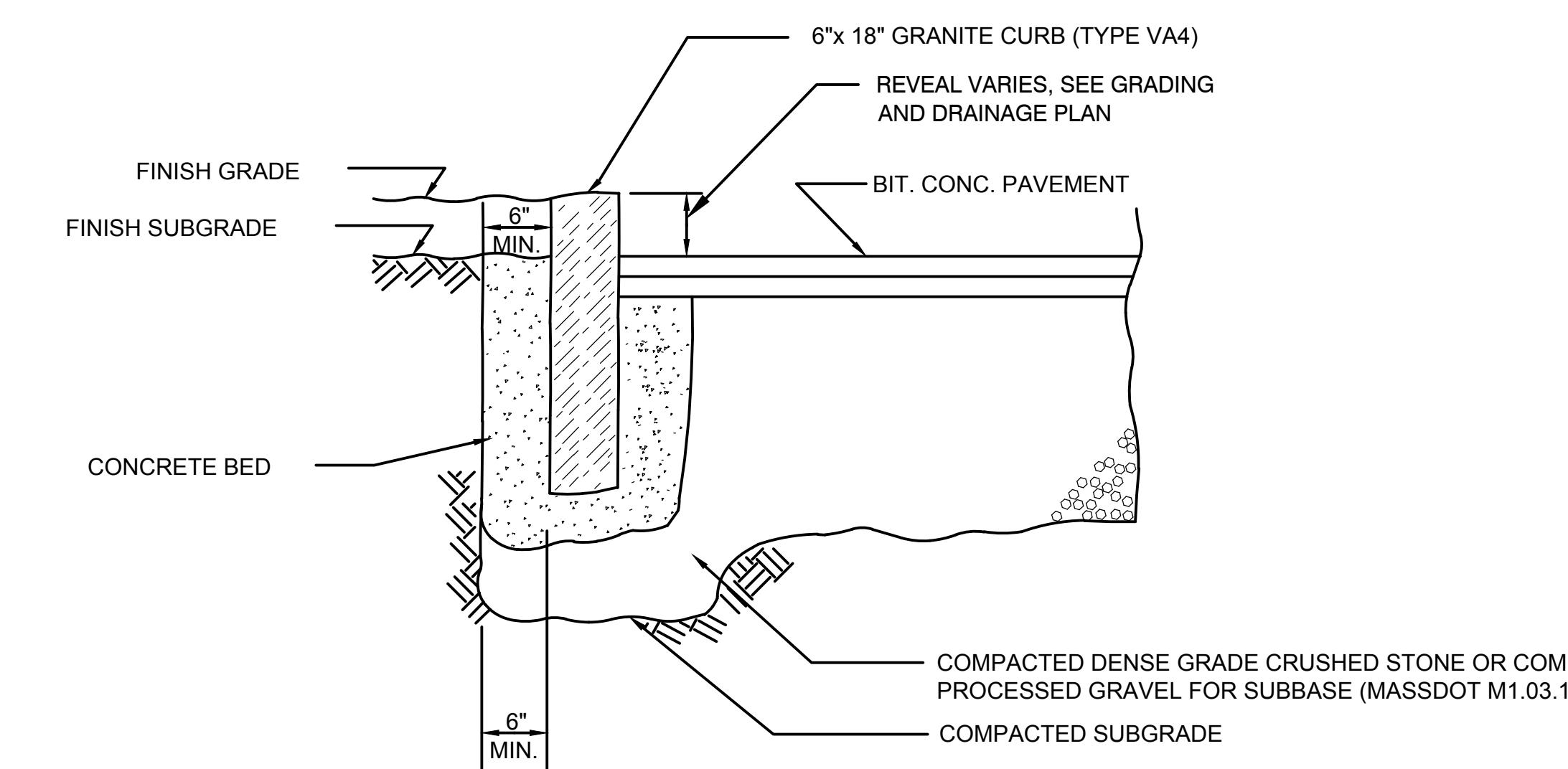
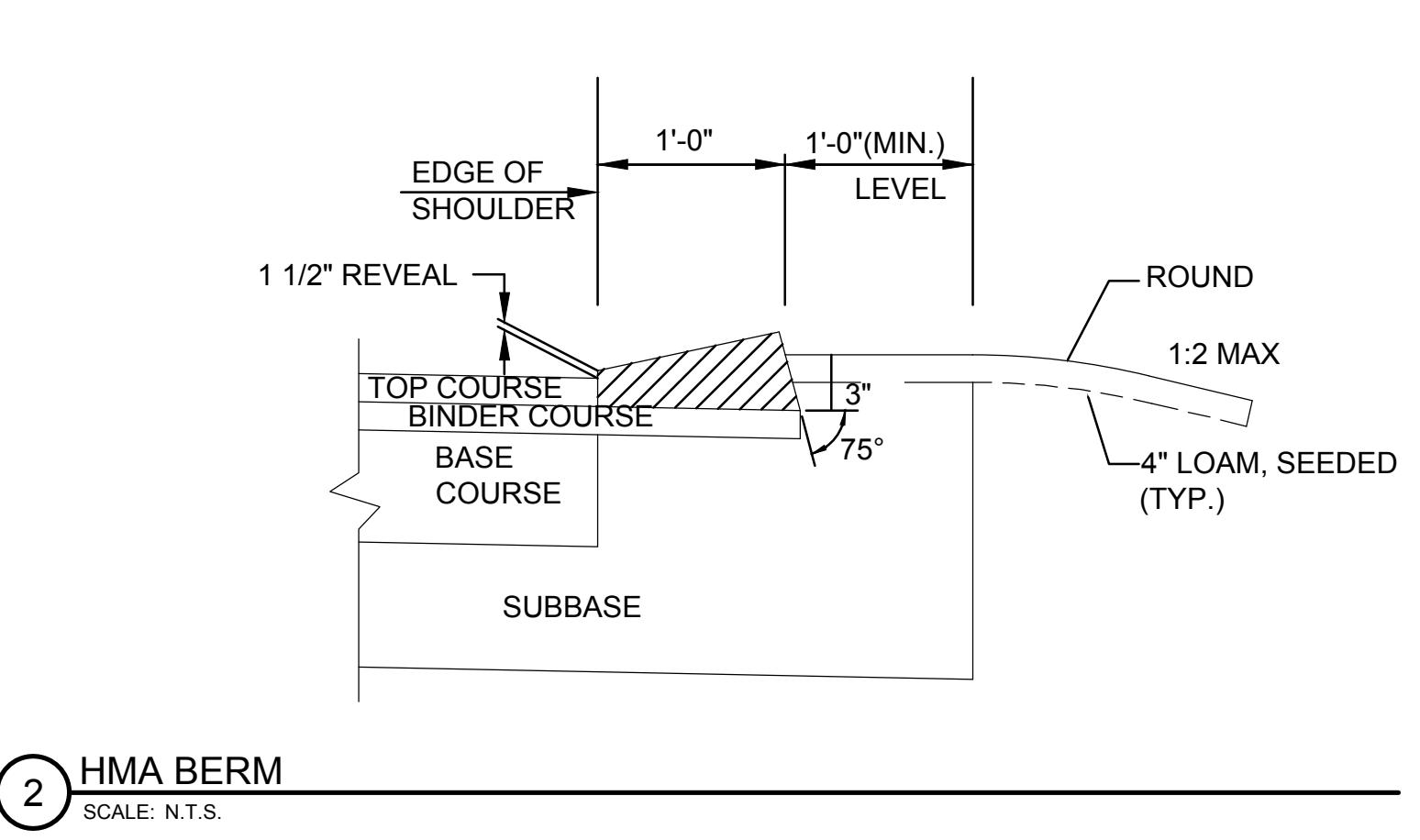
Sheet Number:

C601

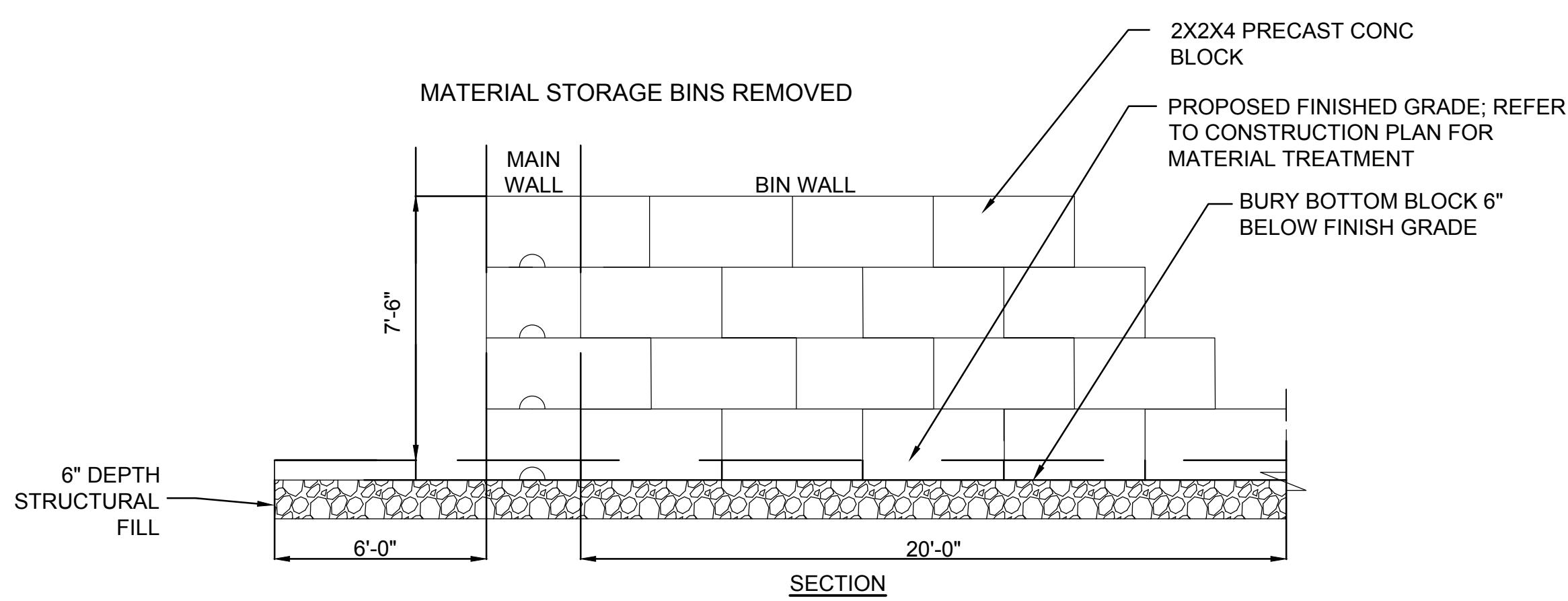


NOTES:
1. FOOTING WIDTH TO BE 10" [254MM]. MINIMUM DEPTH 30" [762MM].
2. DIMENSIONS SHOWN ARE NOMINAL FOR WOOD.

1 WOOD STOCKADE DETAIL

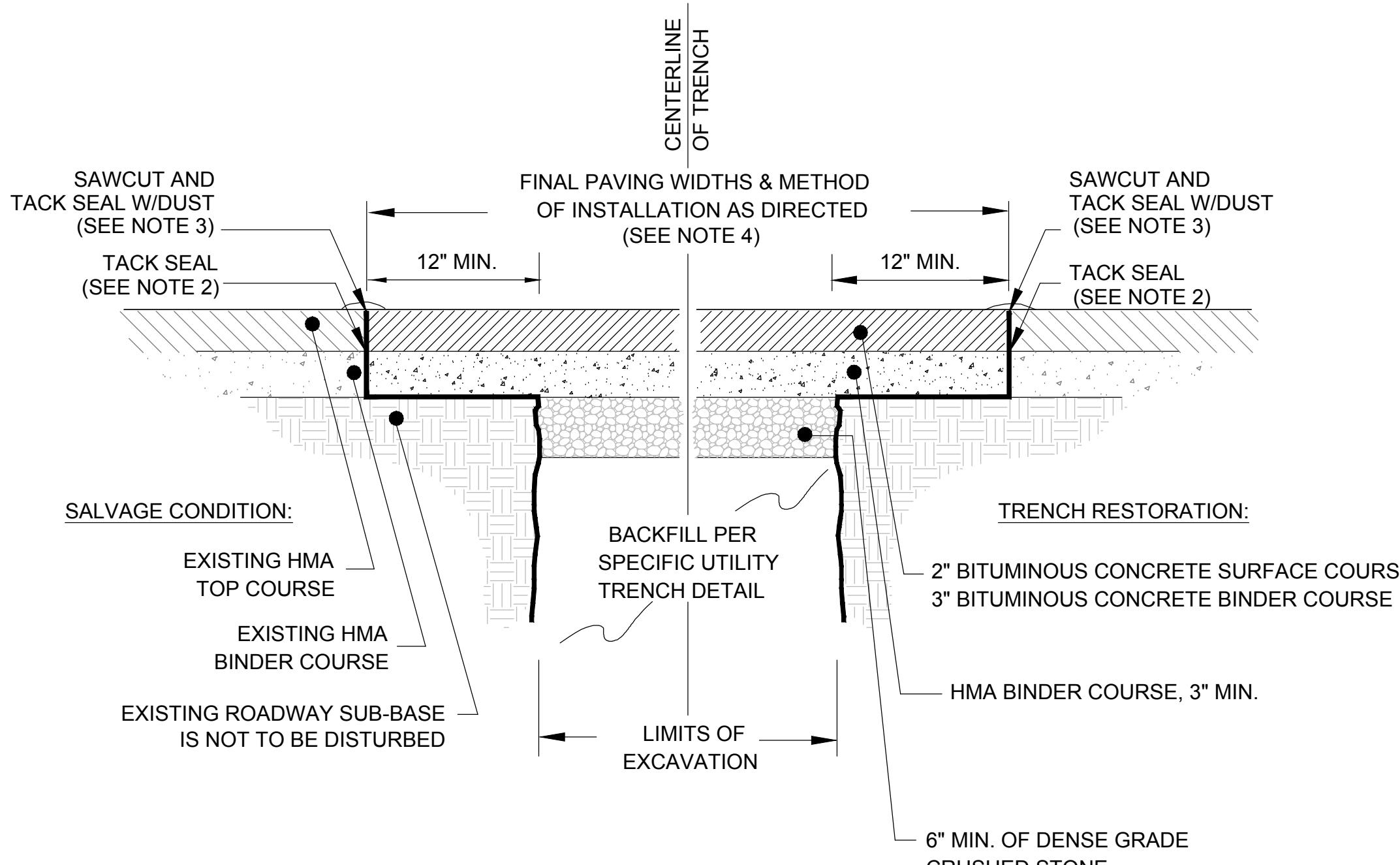


3 GRANITE CURB DETAIL



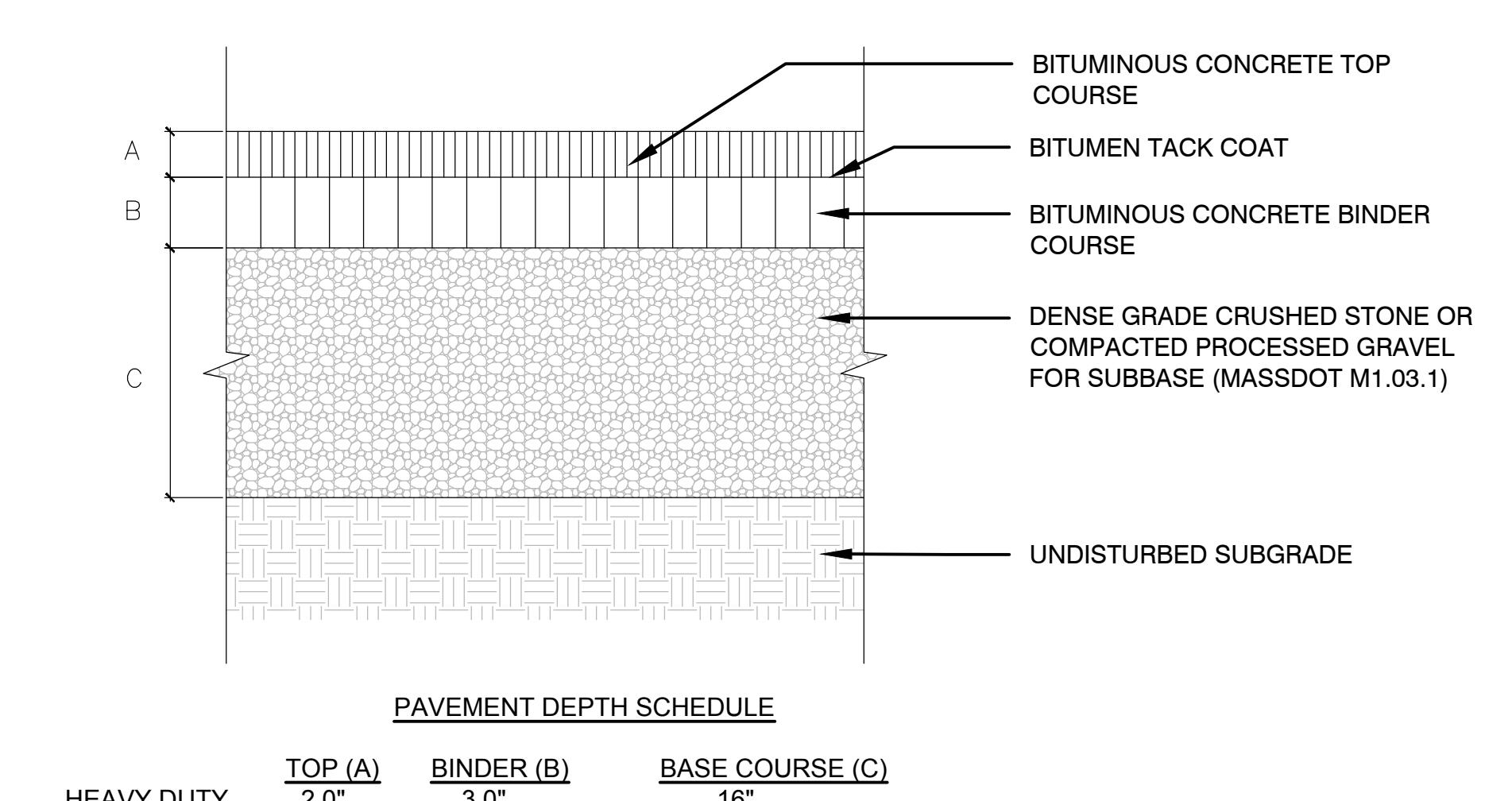
NOTES:
1. PRECAST BLOCKS SHALL BE INTERLOCKING AT ALL INTERSECTING WALLS.
2. PAINTING CONTRACTOR SHALL PAINT A 4" MARKER AT 6' ABOVE FINISHED GRADE ALONG THE INTERIOR PERIMETER OF EACH BULK MATERIAL STORAGE BIN.
3. CONTRACTOR SHALL PROVIDE A SIGN IN ACCORDANCE WITH MASSDOT STANDARD SPECIFICATION SECTION 828. THE SIGN SHALL BE 8 INCHES TALL AND HAVE LETTERING SIMILAR TO STREET NAME SIGN TYPE D3, AS DESCRIBED IN THE MUTCD (LATEST EDITION). THE SIGN SHALL STATE "MAXIMUM FILL HEIGHT 6 FEET" FOR EACH STORAGE BIN.
4. 2" Wx8" Lx1/2" THICK GALVAN. STEEL PLATE BOLTED TO EACH BLOCK AT VERTICAL JOINT. (TYP) PLATE PROVIDED AND INSTALLED BY G.C. PROVIDE PRE-DRILLED HOLES FOR SELF TAPPING CONCRETE SCREWS.
5. THE CONTRACTOR SHALL SUBMIT WALL DESIGN STAMPED BY A MASSACHUSETTS REGISTERED PROFESSIONAL ENGINEER. THE SUBMITTAL MUST BE APPROVED BY THE DESIGN ENGINEER PRIOR TO CONSTRUCTION.

4 PRECAST CONCRETE BLOCK STORAGE BIN WALL DETAIL



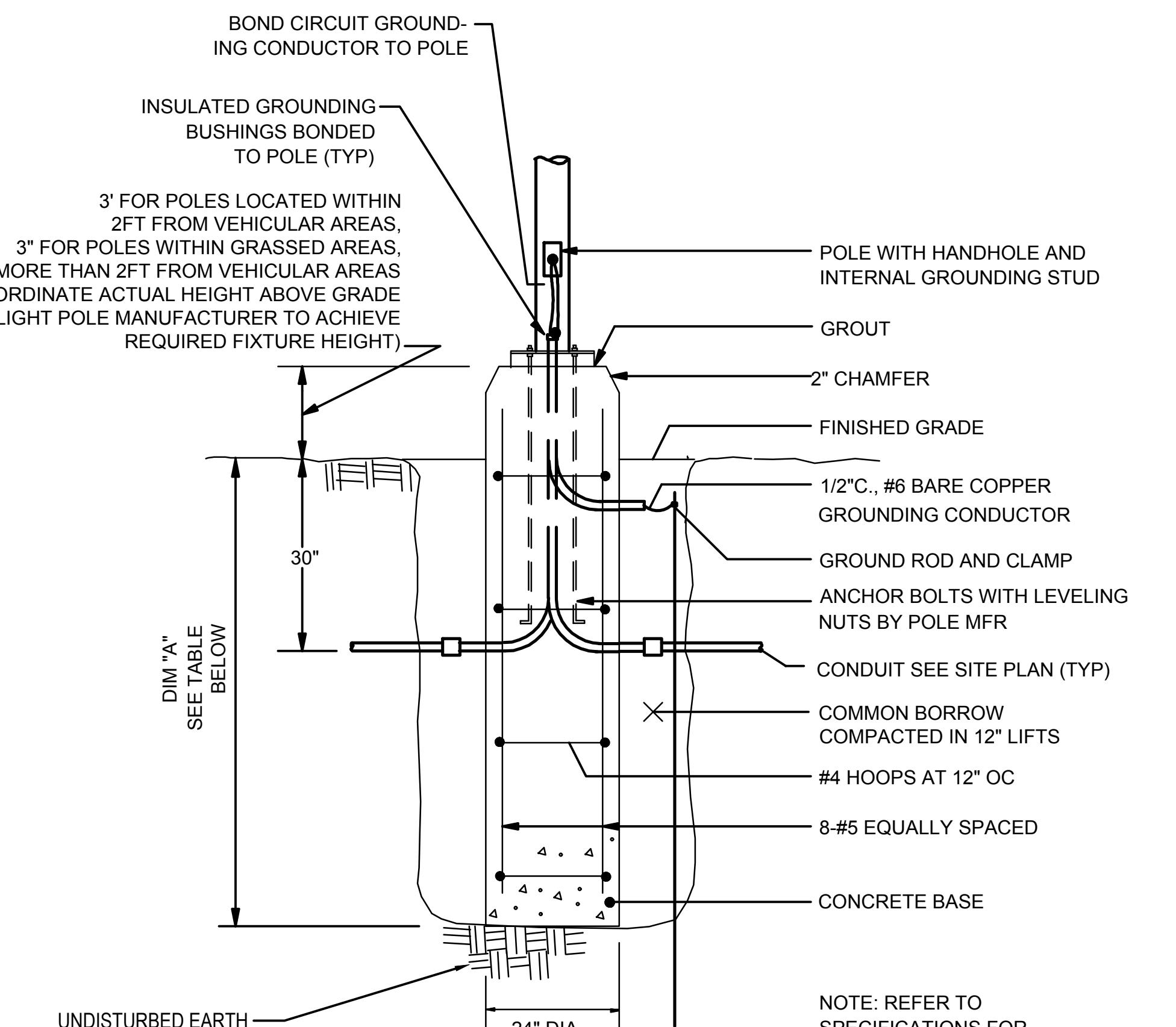
1. ALL INSTALLATION AND MATERIAL SPECIFICATIONS PER MASSACHUSETTS DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES, LATEST EDITION.
2. ALL EXPOSED HMA IS TO BE TACKED PER MHD PRIOR TO NEW BITUMINOUS CONCRETE INSTALLATION.
3. ALL EXPOSED JOINTS ARE TO BE SEALED WITH TACK AND STONE DUST.
4. ANY TOP COURSE APPLIED AT A WIDTH OF 6' WIDE OR GREATER IS TO BE PLACED BY MACHINE/BOX SPREADER WHEN & AS DIRECTED BY THE TOWN.

7 TYPICAL TRENCH REPAIR & PAVEMENT SECTION DETAIL



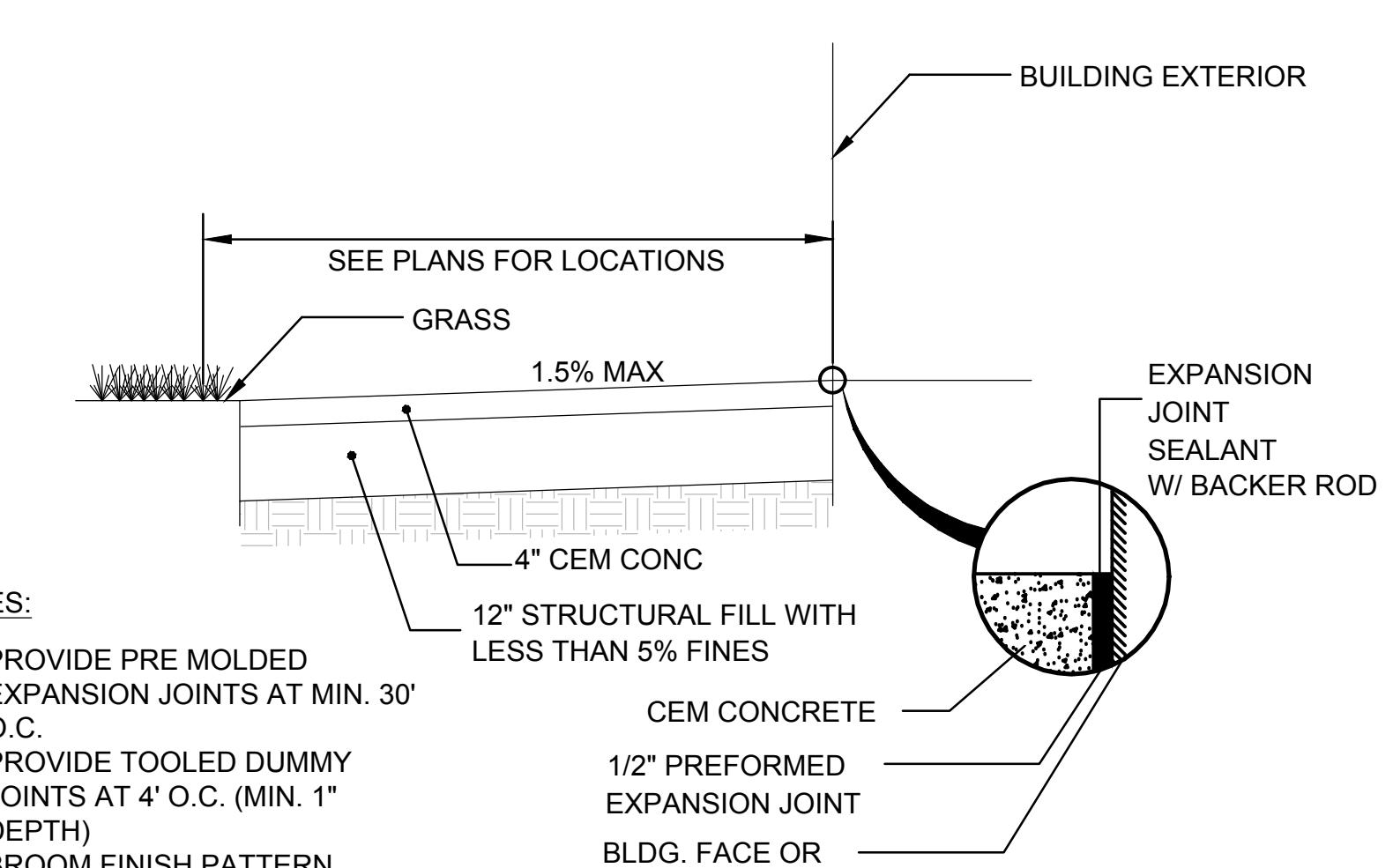
5 TYPICAL PAVEMENT SECTION DETAIL

NOTES:
1. CONTRACTOR TO PROVIDE SMOOTH TRANSITION WHERE NEW PAVEMENT ABUTS EXISTING PAVEMENT, TYP.

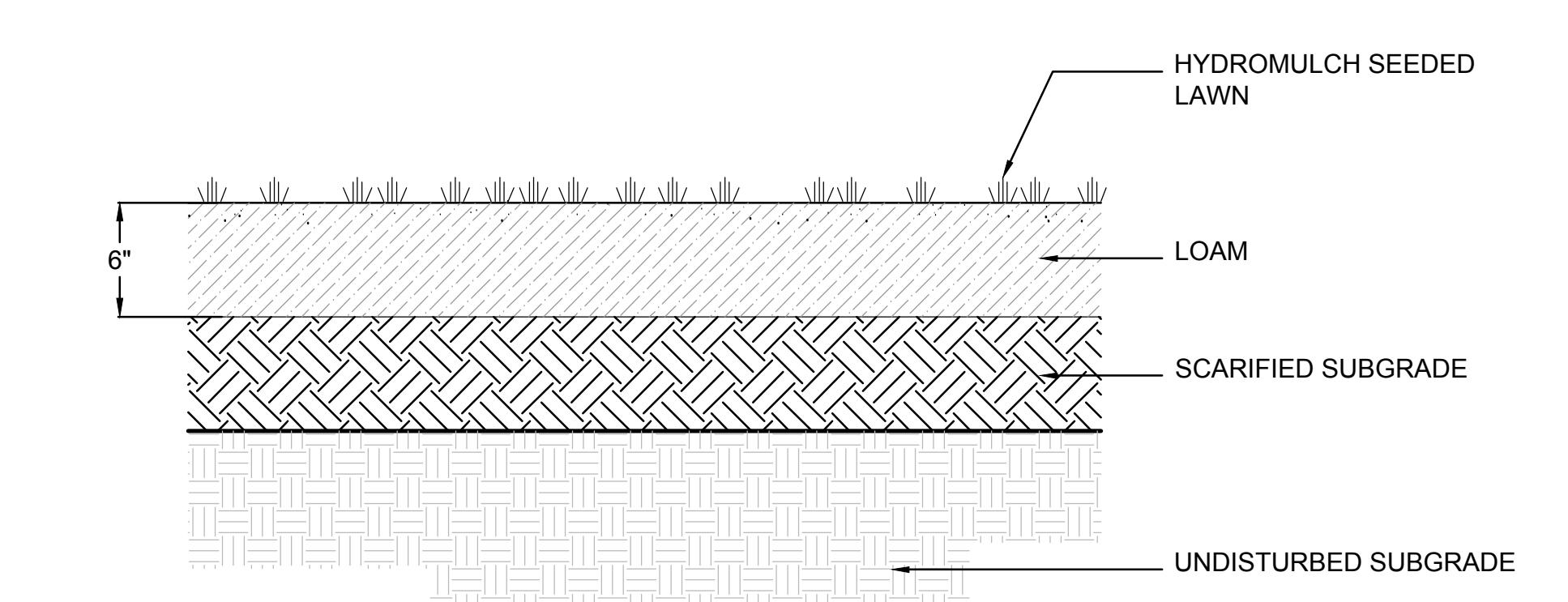


POLE HEIGHT	DIMENSION "A"
10' TO 20'	4'-6"
20' TO 30'	5'-6"
30' TO 40'	6'-6"

6 LIGHT POLE FOUNDATION DETAIL



8 CEMENT CONCRETE WALK



9 LOAM & SEED

NOTES:
1. REFER TO THE LANDSCAPING PLAN FOR ADDITIONAL INFORMATION AND LOCATION OF LOAM AND SEED AREAS.

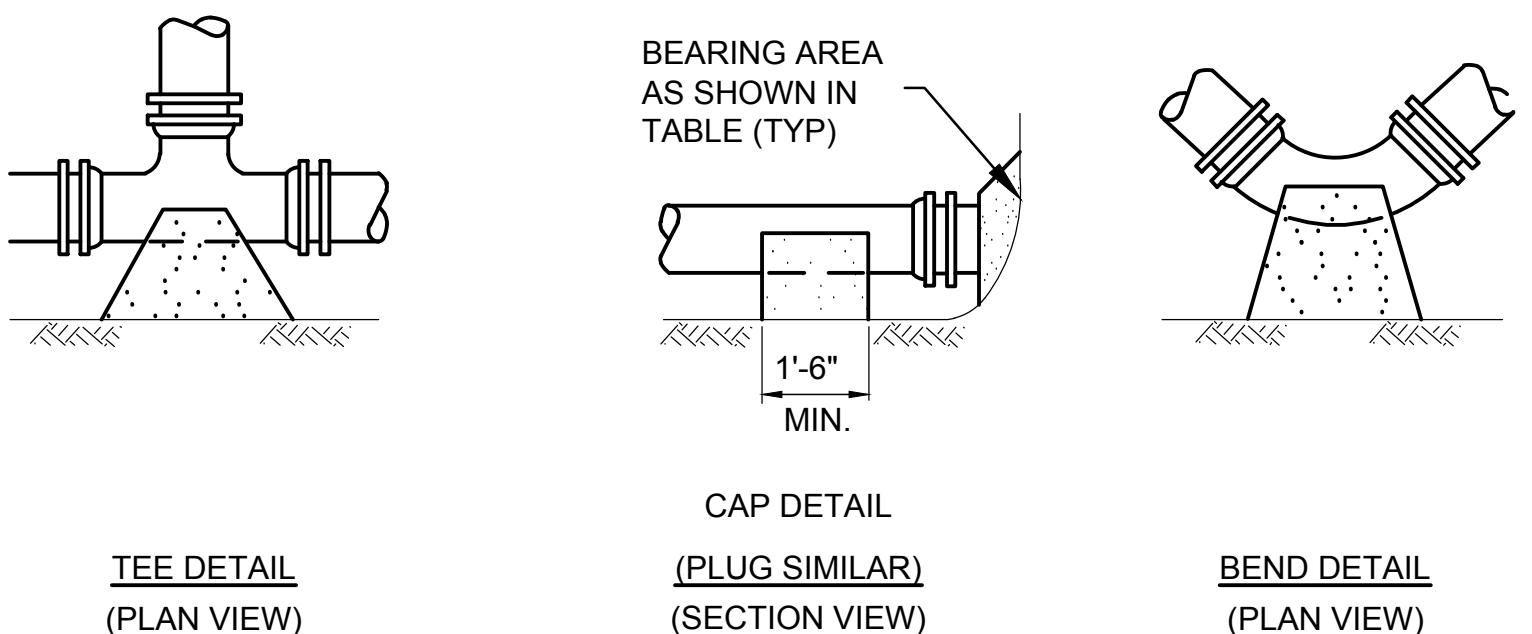
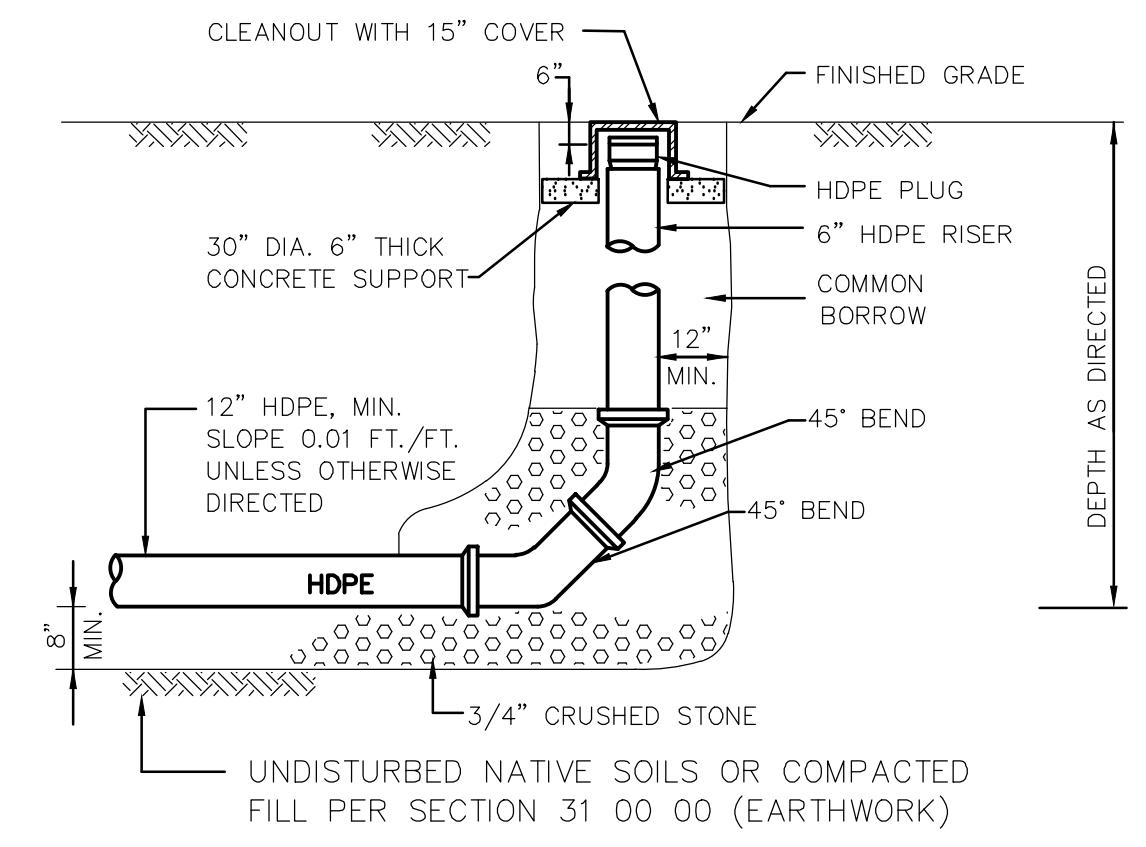
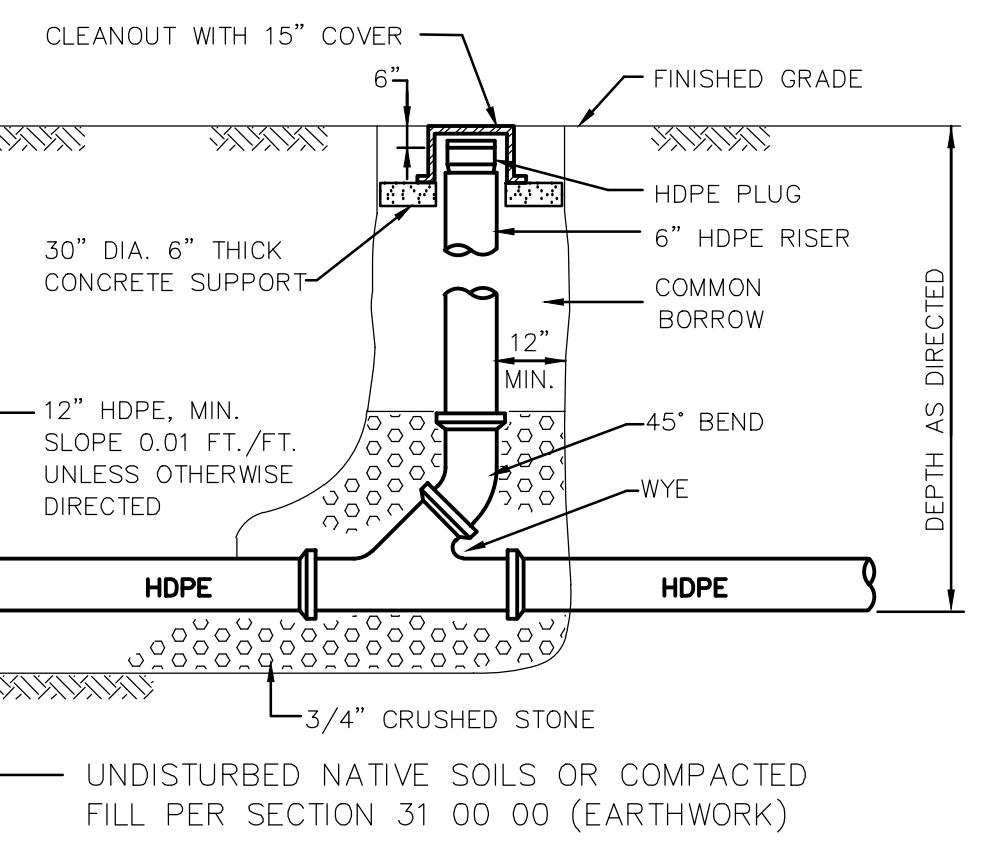


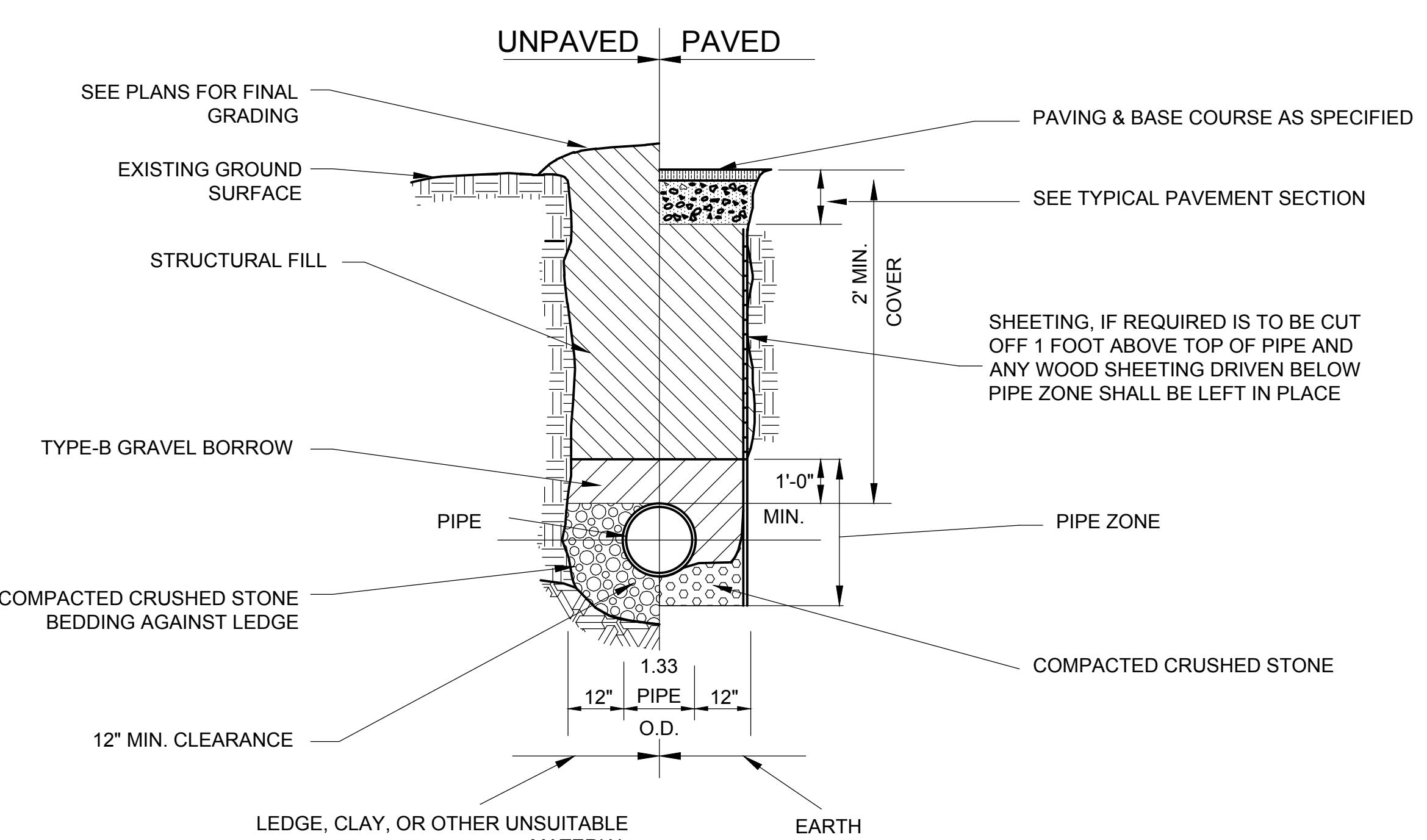
TABLE OF CONCRETE THRUST RESTRAINT MINIMUM BEARING AREAS IN SQUARE FEET AGAINST UNDISTURBED MATERIAL FOR WATER MAIN FITTINGS					
SIZE OF MAIN	90° BENDS, TEES, CAPS AND PLUGS	45° BENDS AND WYES	22-1/2° BENDS	11-1/4° BENDS	
6", 8"	5	4	2	2	
10", 12"	12	9	5	2	
16"	20	15	8	4	
20"	36	24	13	7	

NOTES:
1. ALL WATER MAIN FITTINGS SHALL HAVE CONCRETE BACKING FOR
2. CONTRACTOR SHALL USE CARE TO AVOID PLACEMENT OF



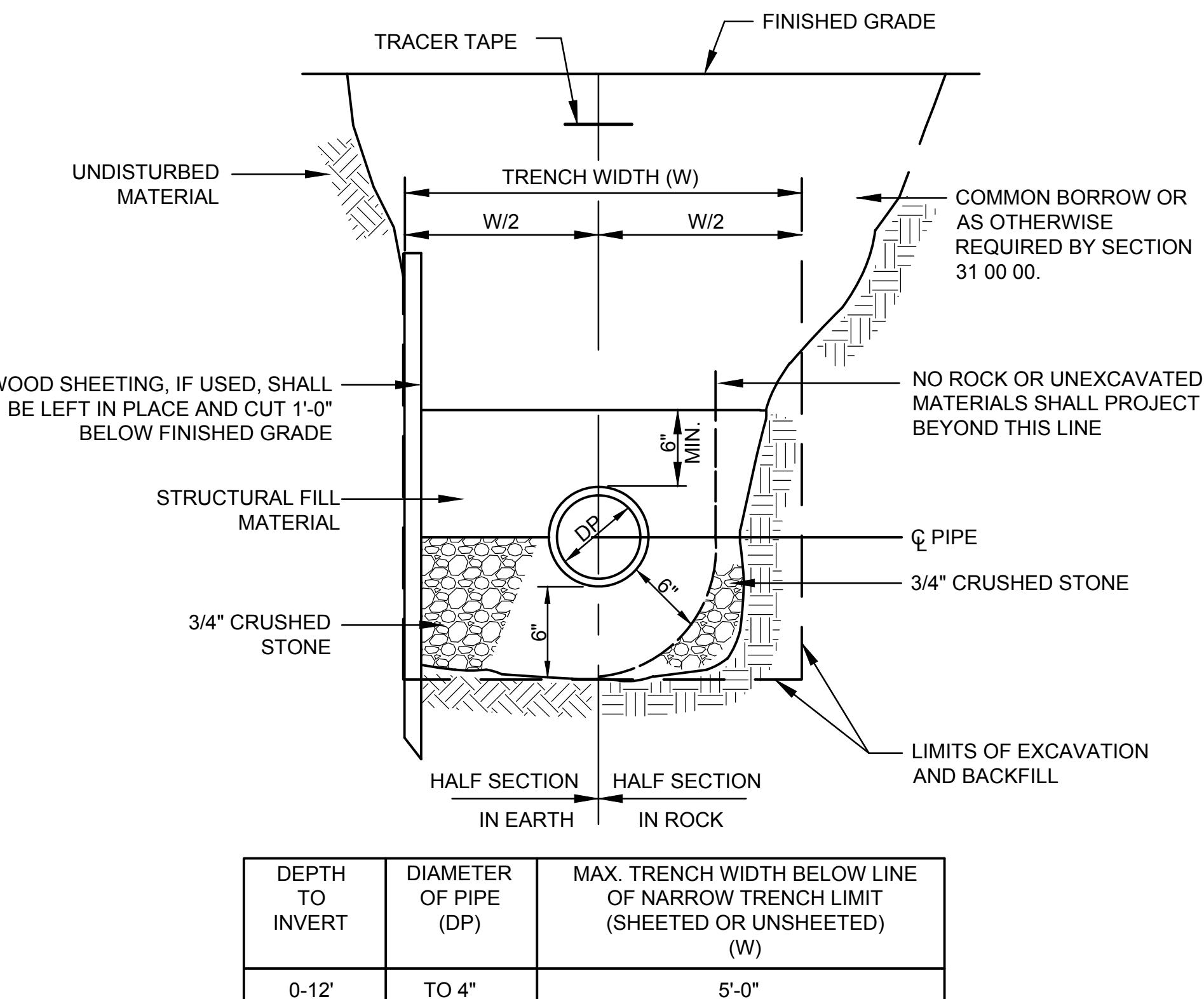
1 CONCRETE THRUST RESTRAINT FOR FITTINGS

SCALE: N.T.S.



4 TYPICAL STORM DRAIN TRENCH DETAIL

SCALE: N.T.S.



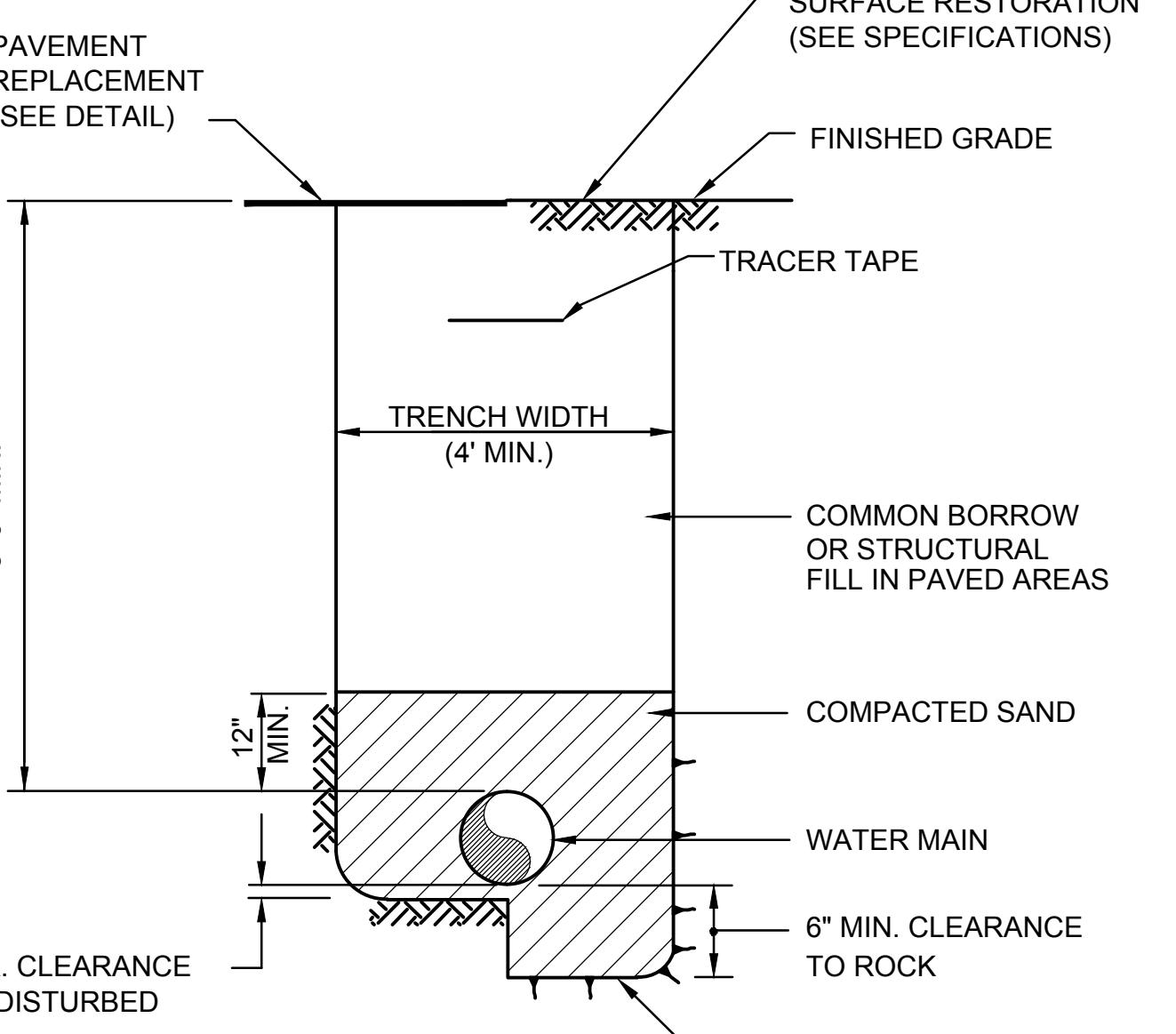
8 SEWER TRENCH DETAIL

SCALE: N.T.S.

2 WYE CLEANOUT

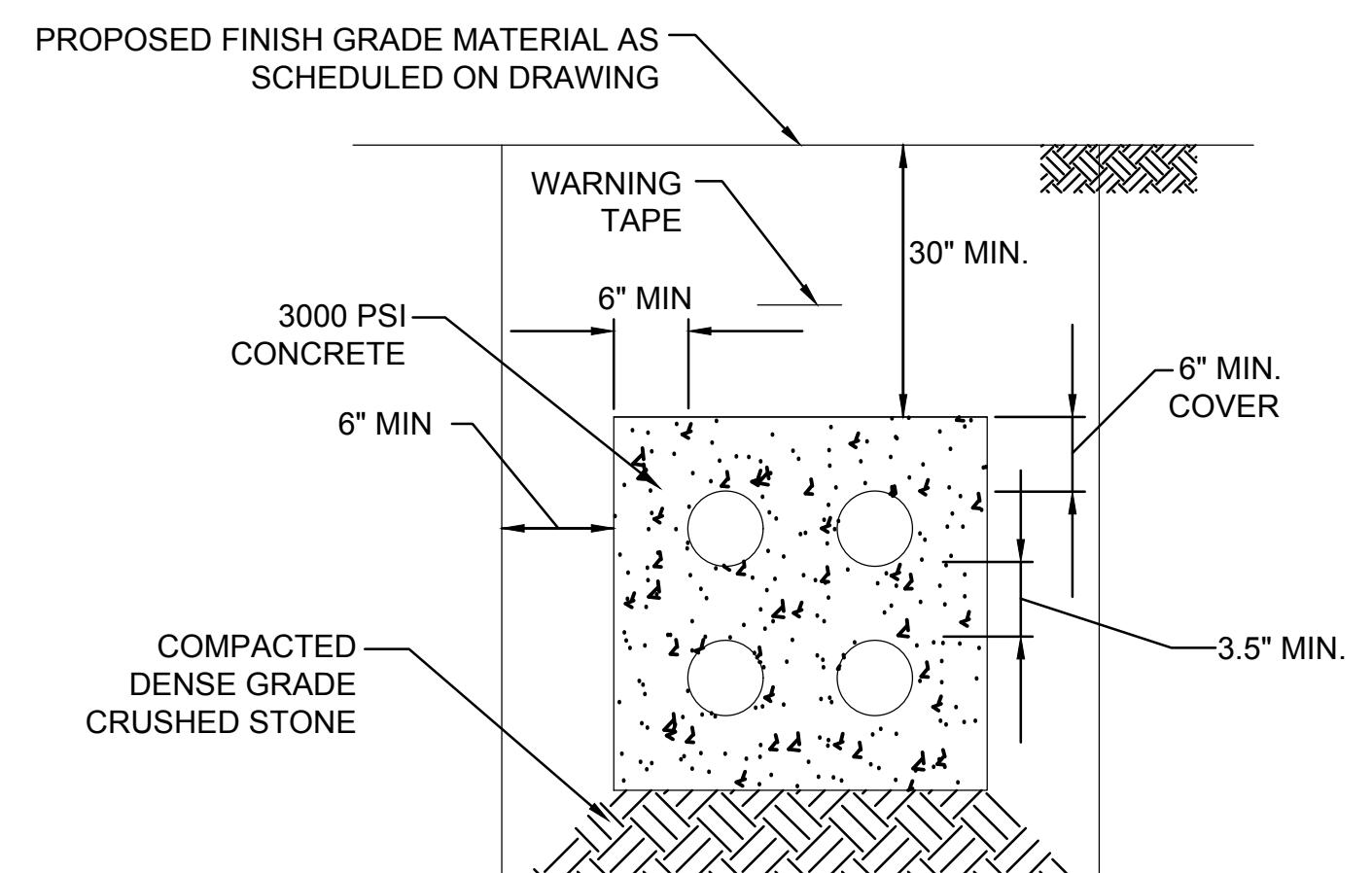
SCALE: N.T.S.

NOTES:
1. REFER TO PLAN FOR PIPE DIAMETER.
2. CLEANOUTS LOCATED IN PAVED AREAS
SHALL BE H-20 WHEEL LOAD RATED



5 WATER MAIN TRENCH DETAIL

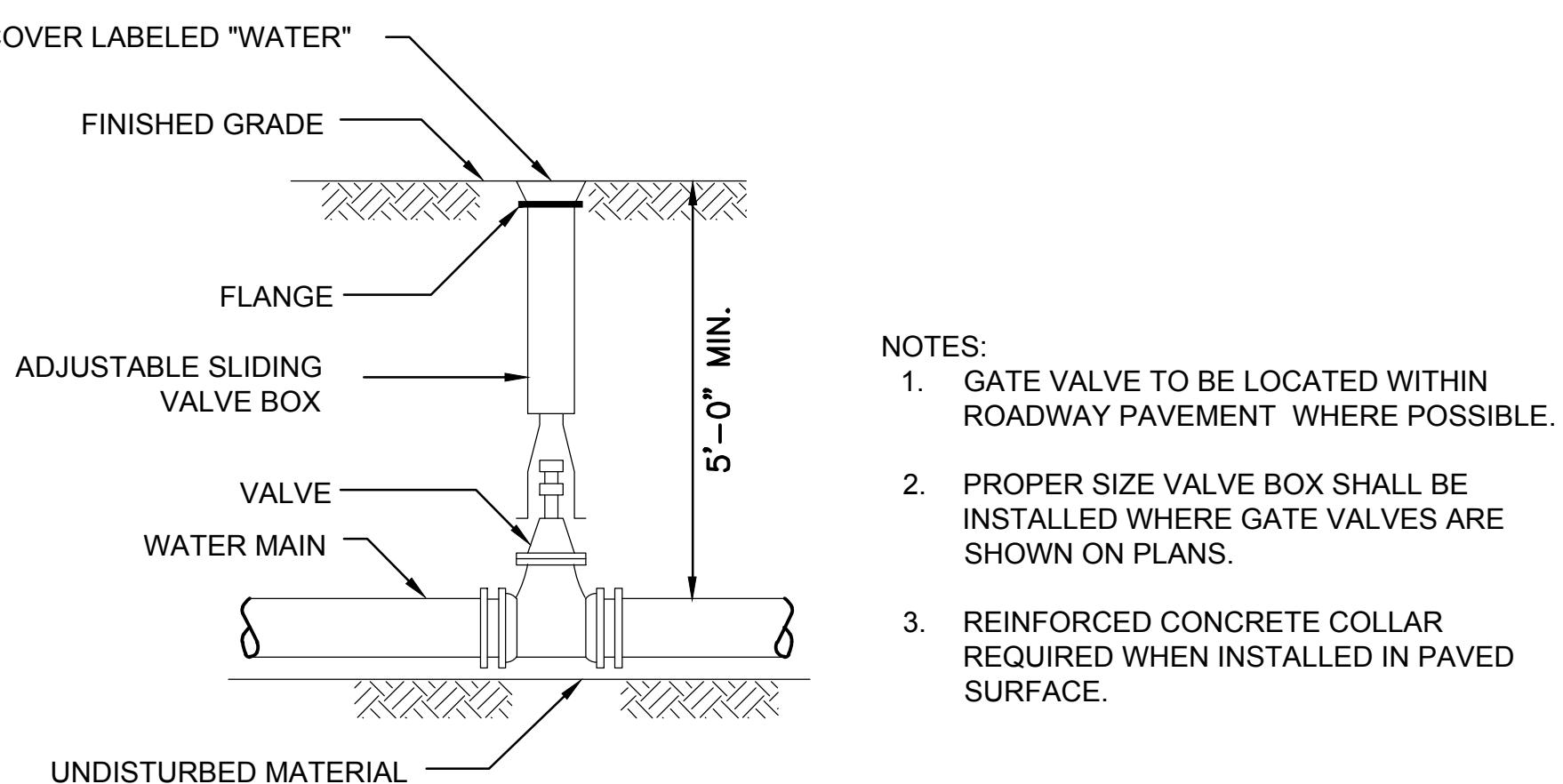
SCALE: N.T.S.



NOTES:
1. G.C. IS RESPONSIBLE FOR EXCAVATION, CONCRETE ENCASEMENT, REINFORCEMENT AND BACKFILL. ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND INSTALLING THE CONDUITS & SPACERS. SEE E-SERIES DRAWINGS FOR DUCTBANK REINFORCEMENT REQUIREMENTS.
2. PROVIDE REINFORCEMENT PER LOCAL UTILITY COMPANY REQUIREMENTS.
3. QUANTITY & SIZE OF CONDUITS VARY. DUCTBANK SIZE SHALL BE ADJUSTED BASED ON CONDUIT TYPES & SIZES IDENTIFIED ON THE E-SERIES DRAWINGS.
4. CONTRACTOR SHALL COORDINATE DEPTH OF PROPOSED DUCTBANK WITH PROPOSED UTILITY & DRAINAGE SYSTEMS TO AVOID CONFLICTS.
5. BACKFILL AROUND DUCTBANK WITH GRAVEL BORROW BACKFILL MATERIAL.

7 ELECTRIC/COMMUNICATION DUCTBANK DETAIL

SCALE: N.T.S.



9 VALVE AND BOX DETAIL

SCALE: N.T.S.

3 END CLEANOUT

SCALE: N.T.S.

NOTES:
1. REFER TO PLAN FOR PIPE DIAMETER.
2. CLEANOUTS LOCATED IN PAVED AREAS
SHALL BE H-20 WHEEL LOAD RATED

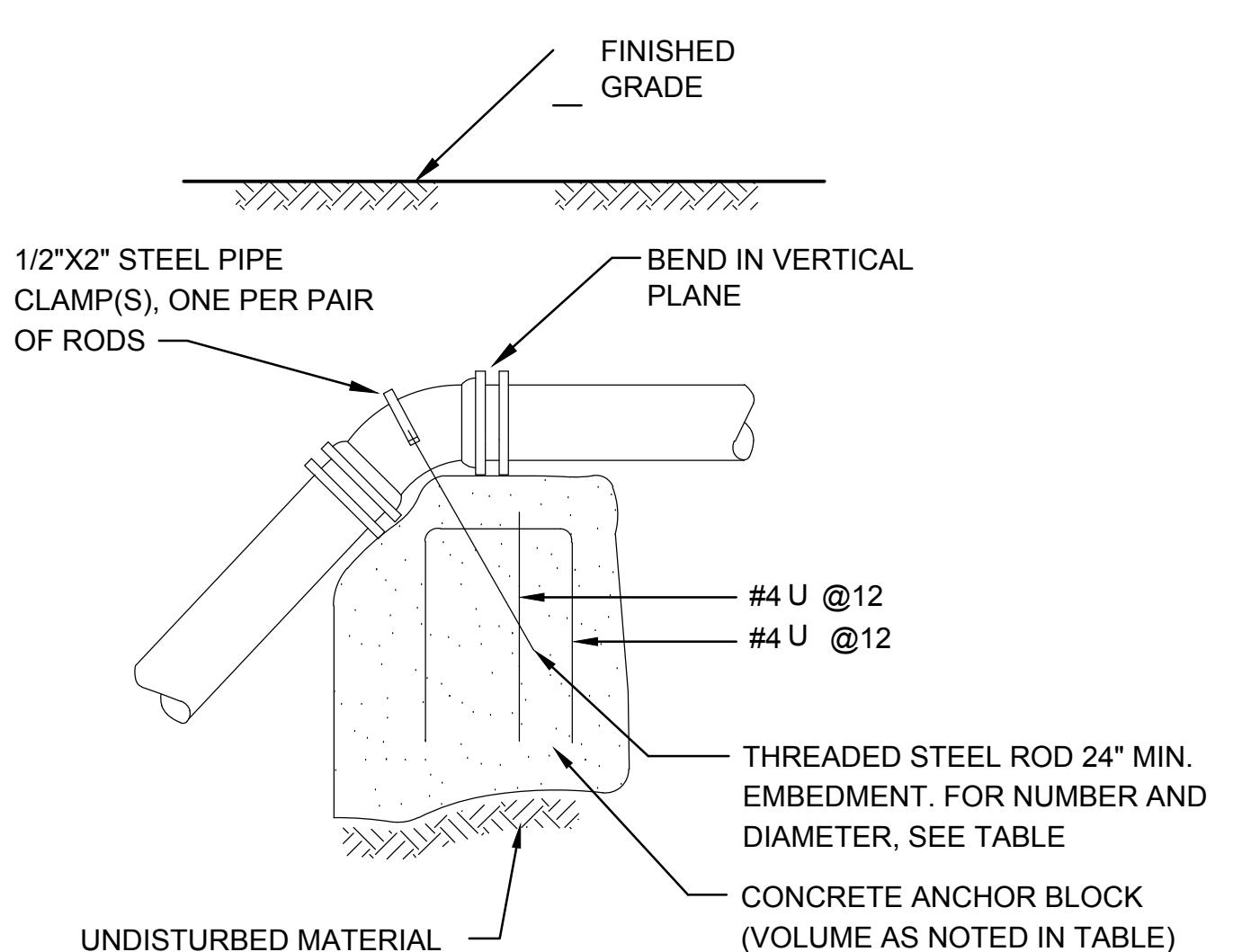


TABLE OF DIMENSIONS FOR ANCHOR BLOCKS		NO. AND SIZE OF THREADED RODS	
BEND SIZE	Volume	NO.	DIAM.
6"-22.5°	0.6 C.Y.	2	1/2"
6"-45°	1.0 C.Y.	2	1/2"
8"-22.5°	1.0 C.Y.	2	1/2"
8"-45°	1.8 C.Y.	2	3/4"
12"-22.5°	2.5 C.Y.	2	3/4"
12"-45°	4.0 C.Y.	4	3/4"

6 ANCHOR BLOCK DETAIL

SCALE: N.T.S.

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Scale:

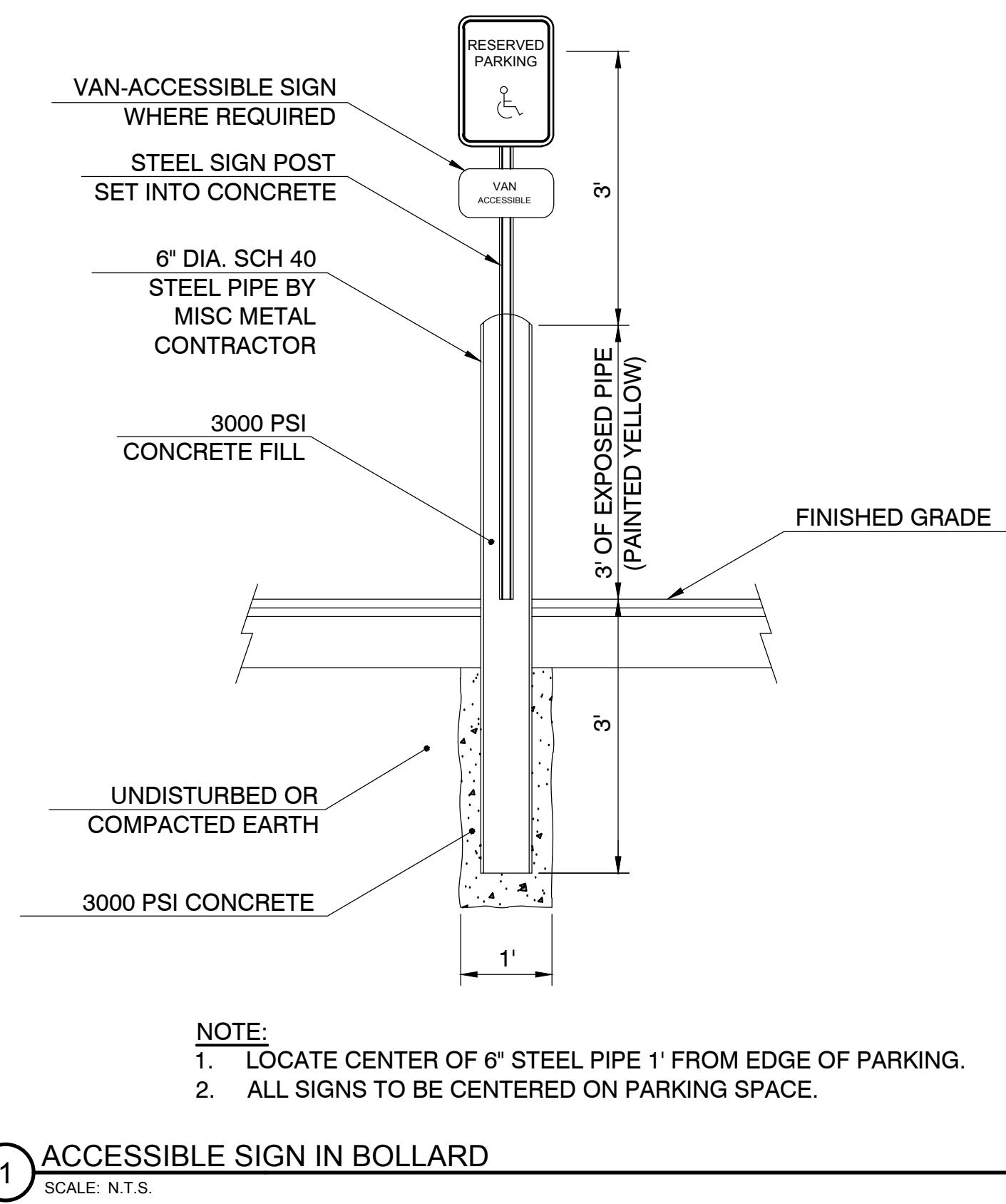
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Drawn By: CTP
Reviewed By: AP
Approved By: AP
W&S Project No.: ENG24 - 1552
W&S File No.: -

Drawing Title:

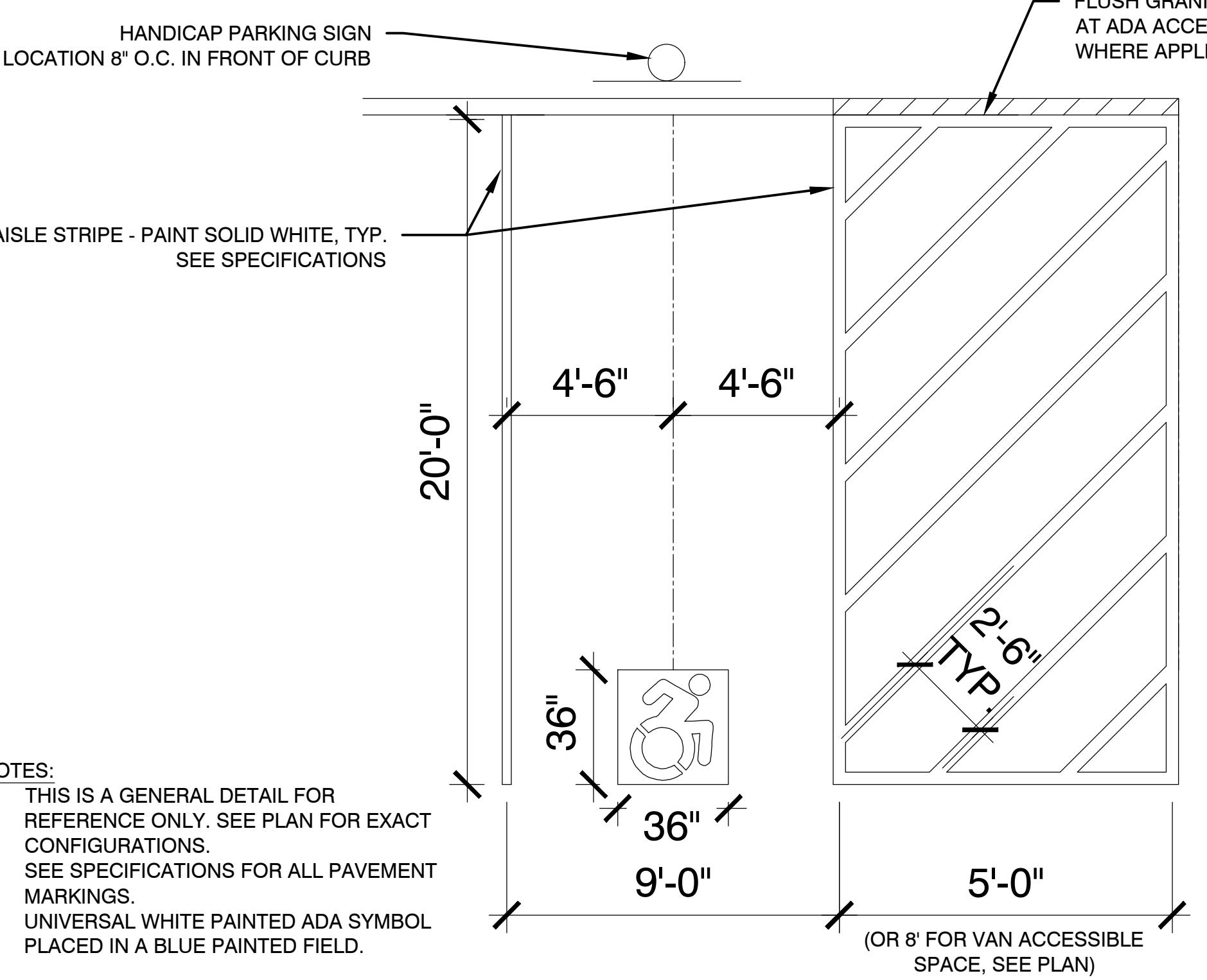
SITE DETAILS III

Sheet Number:

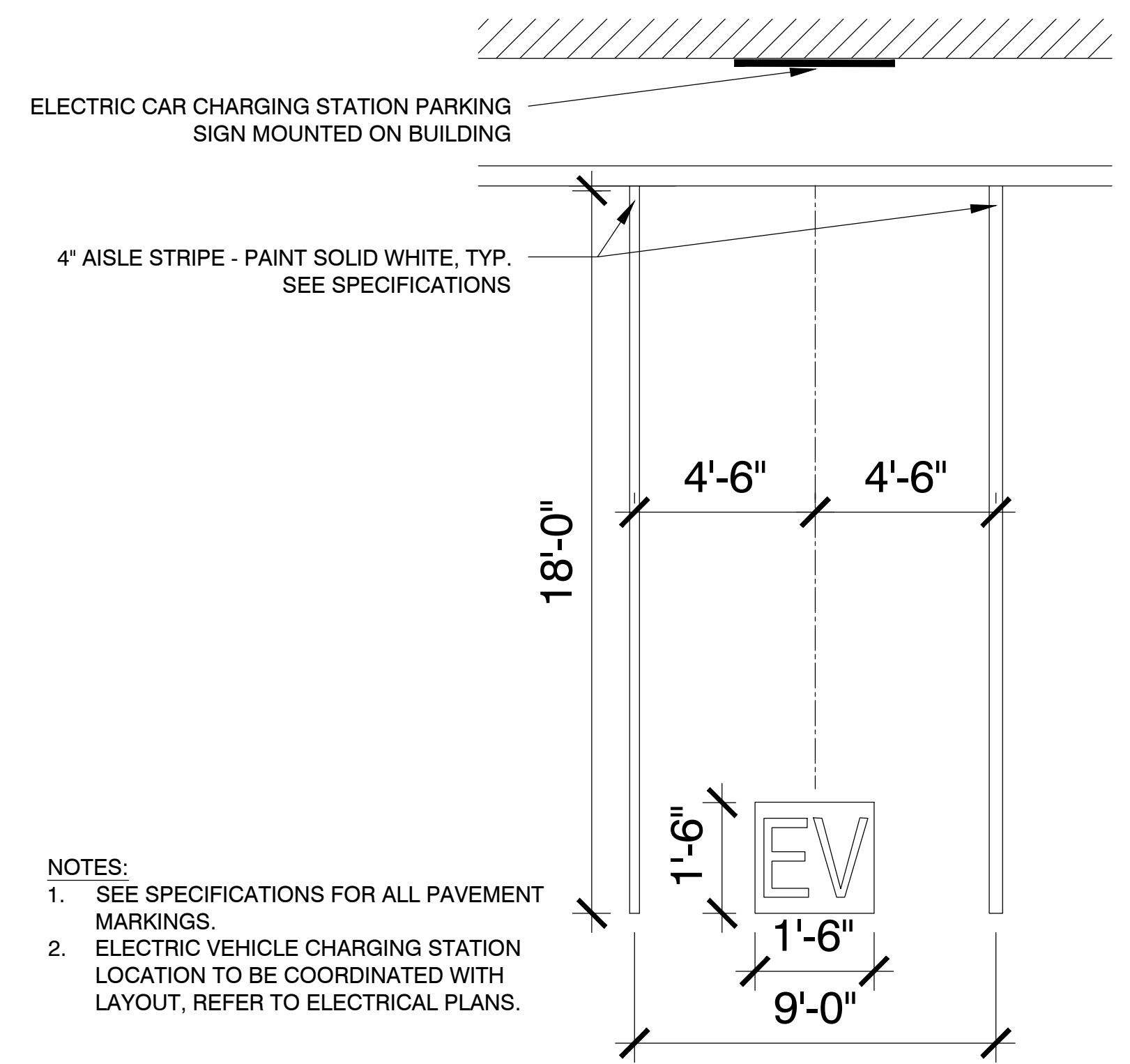
C603



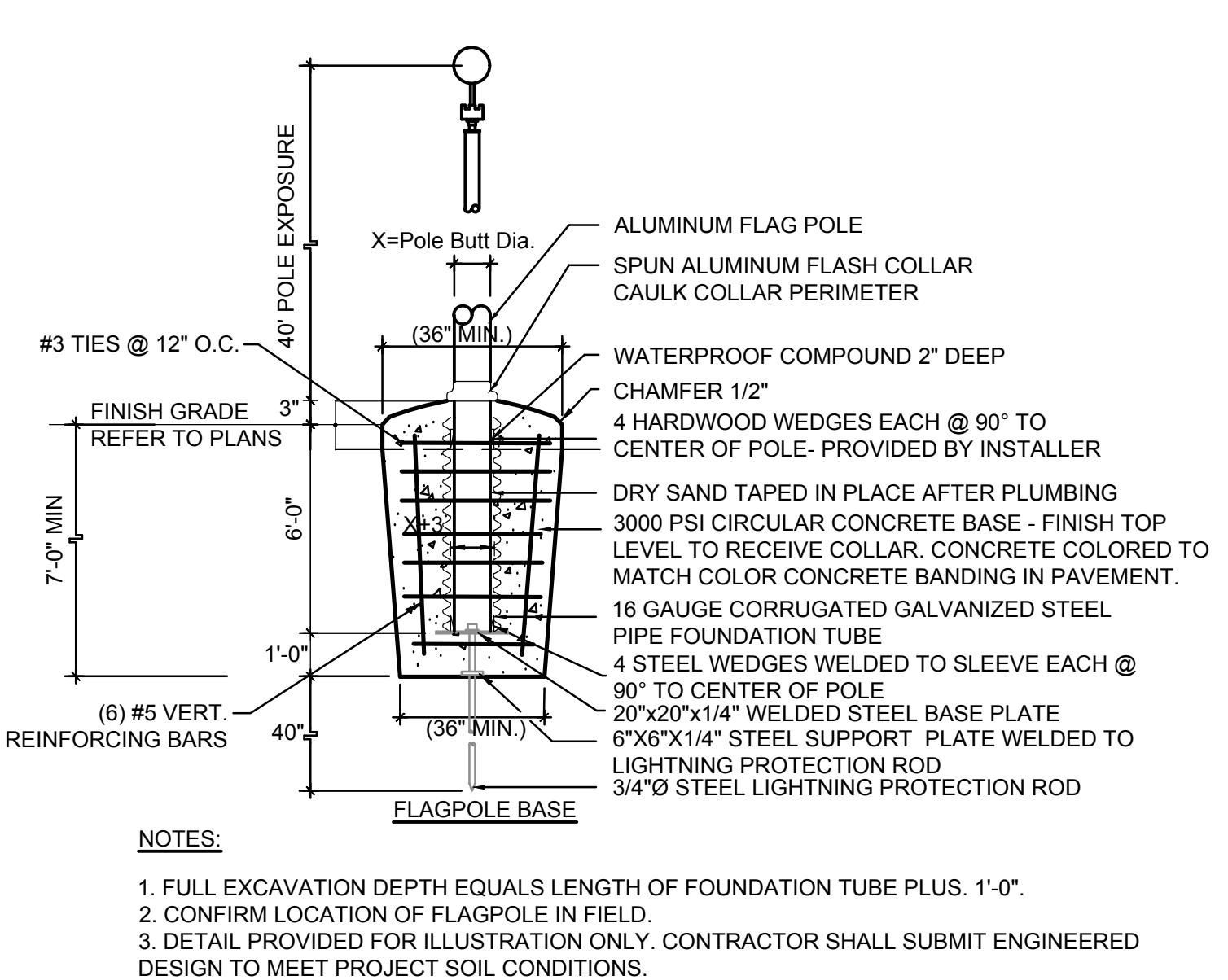
1 ACCESSIBLE SIGN IN BOLLARD



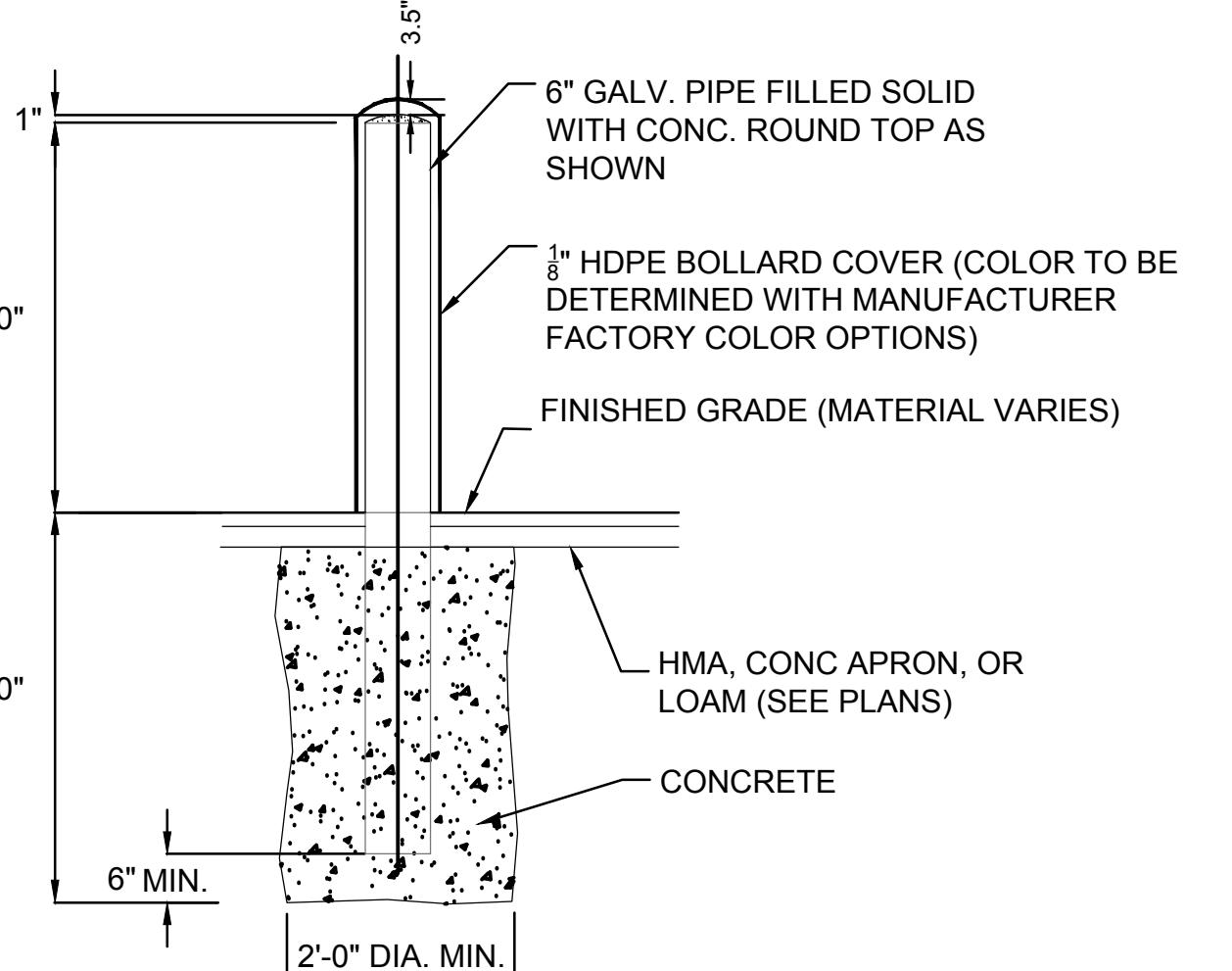
2 HANDICAP PARKING SPACE MARKING



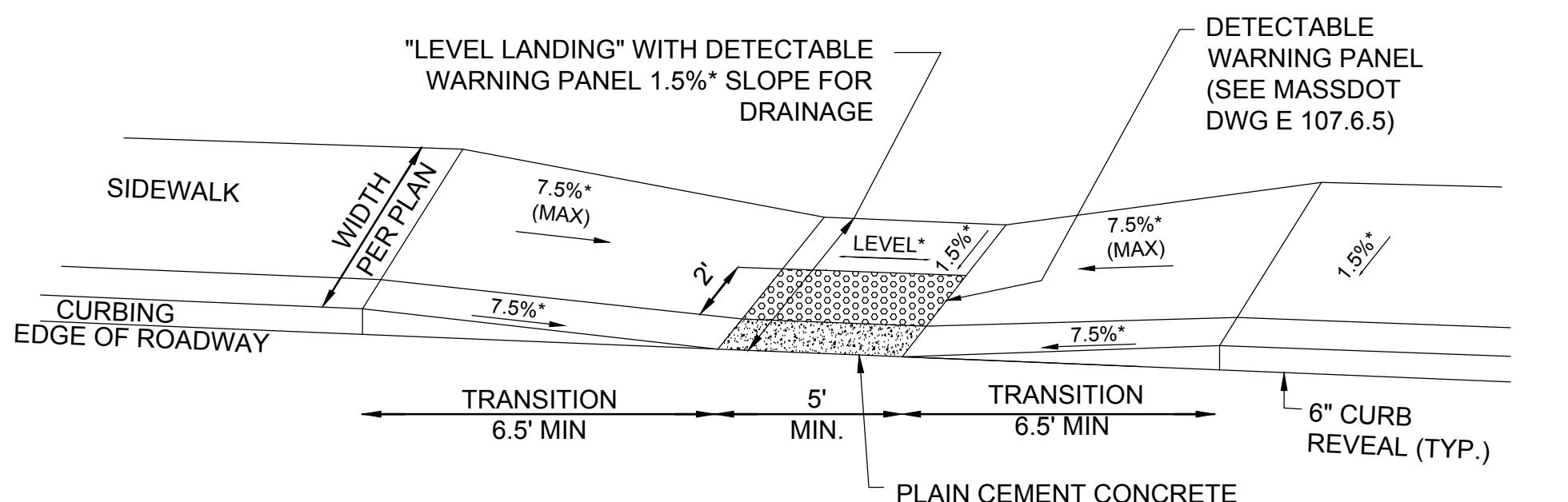
3 EV CHARGING PARKING SPACE MARKING



4 FLAGPOLE DETAIL



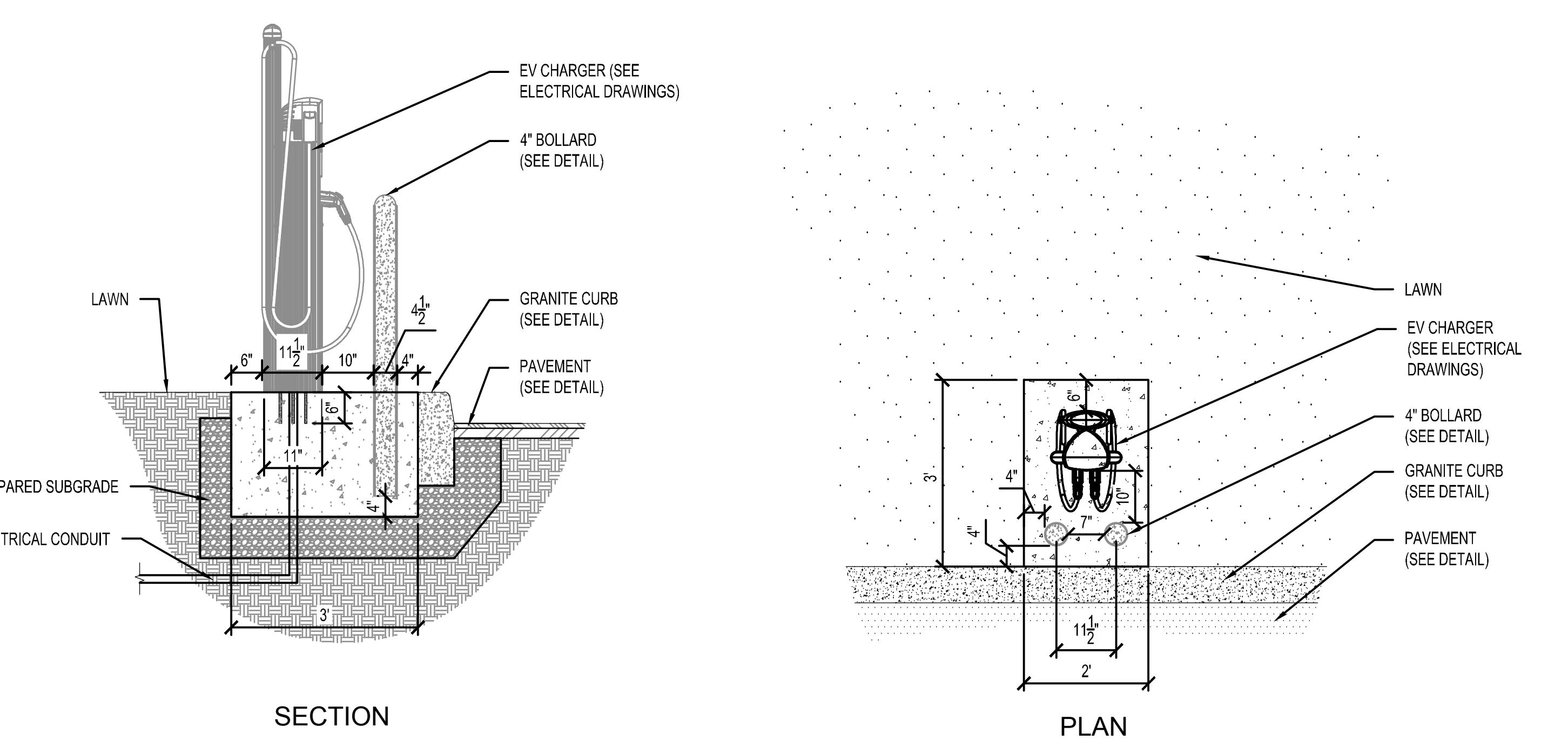
5 EXTERIOR STEEL PIPE BOLLARD



6 WHEEL CHAIR RAMP (TYPE B)

IDENTIFICATION NUMBER	TEXT	PANEL SIZE				NUMERALS & LETTERS				COLOR COMB.	NUMBER OF SIGNS REQUIRED	TOTAL AREA SQ. FT.	POST SIZE AND NUMBER REQUIRED
		WIDTH	HEIGHT	CORNER RADII	BORDER WIDTH	MARGIN WIDTH	NUM. IN.	UPPER CASE	LOWER CASE				
R1-1		30"	30"							WHITE ON RED	2	5.16	P5-1 2
R7-8MA		12"	18"							WHITE ON BLUE	1	1.50	P5-1 1
R7-8b		12"	6"							WHITE ON BLUE	1	0.50	P5-1 0
R5-11		24"	18"							BLACK ON WHITE	1	3.00	P5-1 1
CUSTOM		12"	18"							WHITE ON GREEN	4	6.0	P5-1 4

7 PERMANENT TRAFFIC SIGN SUMMARY



Revisions:		
No.	Date	Description

COA:

Seal:

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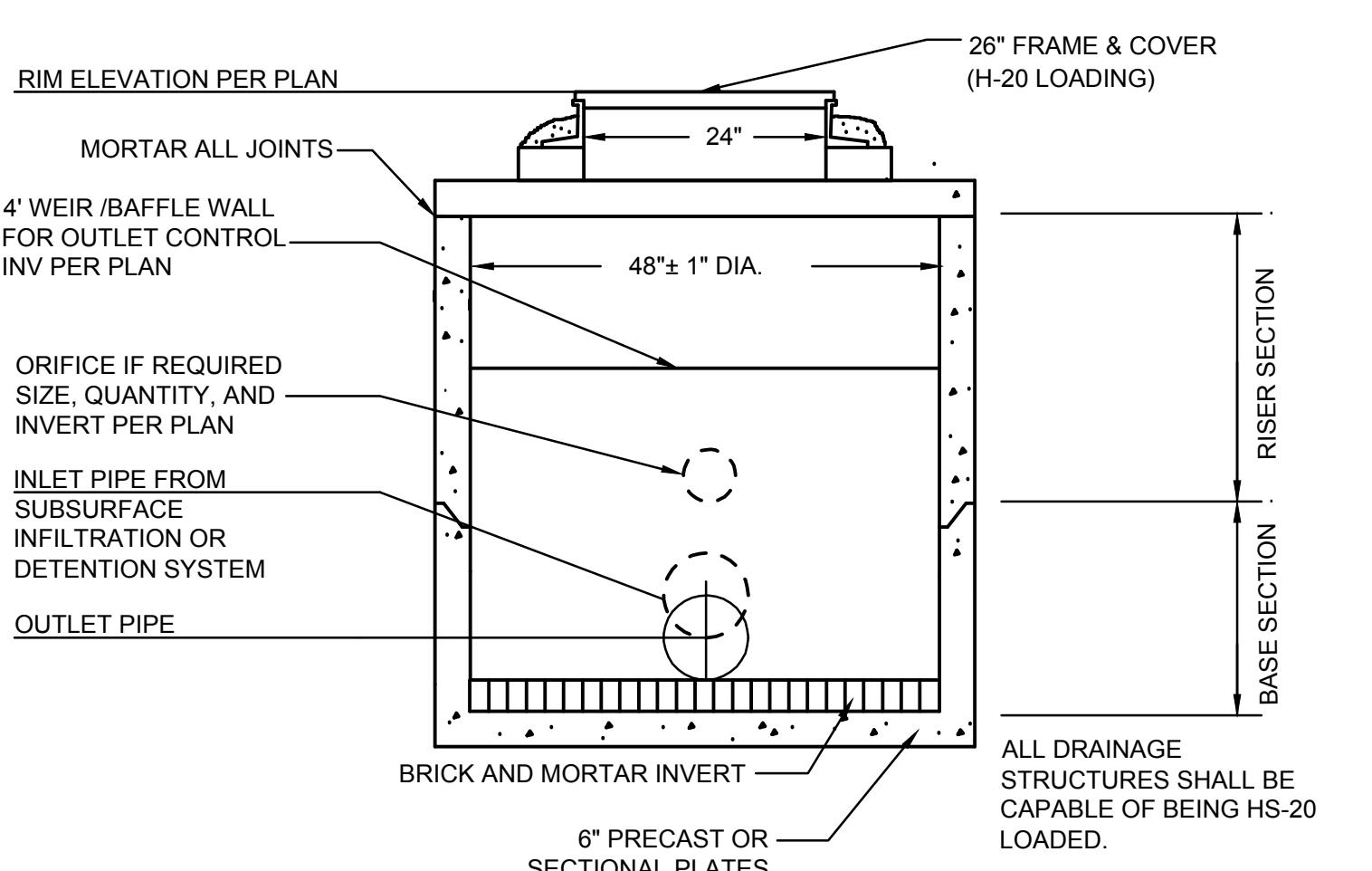
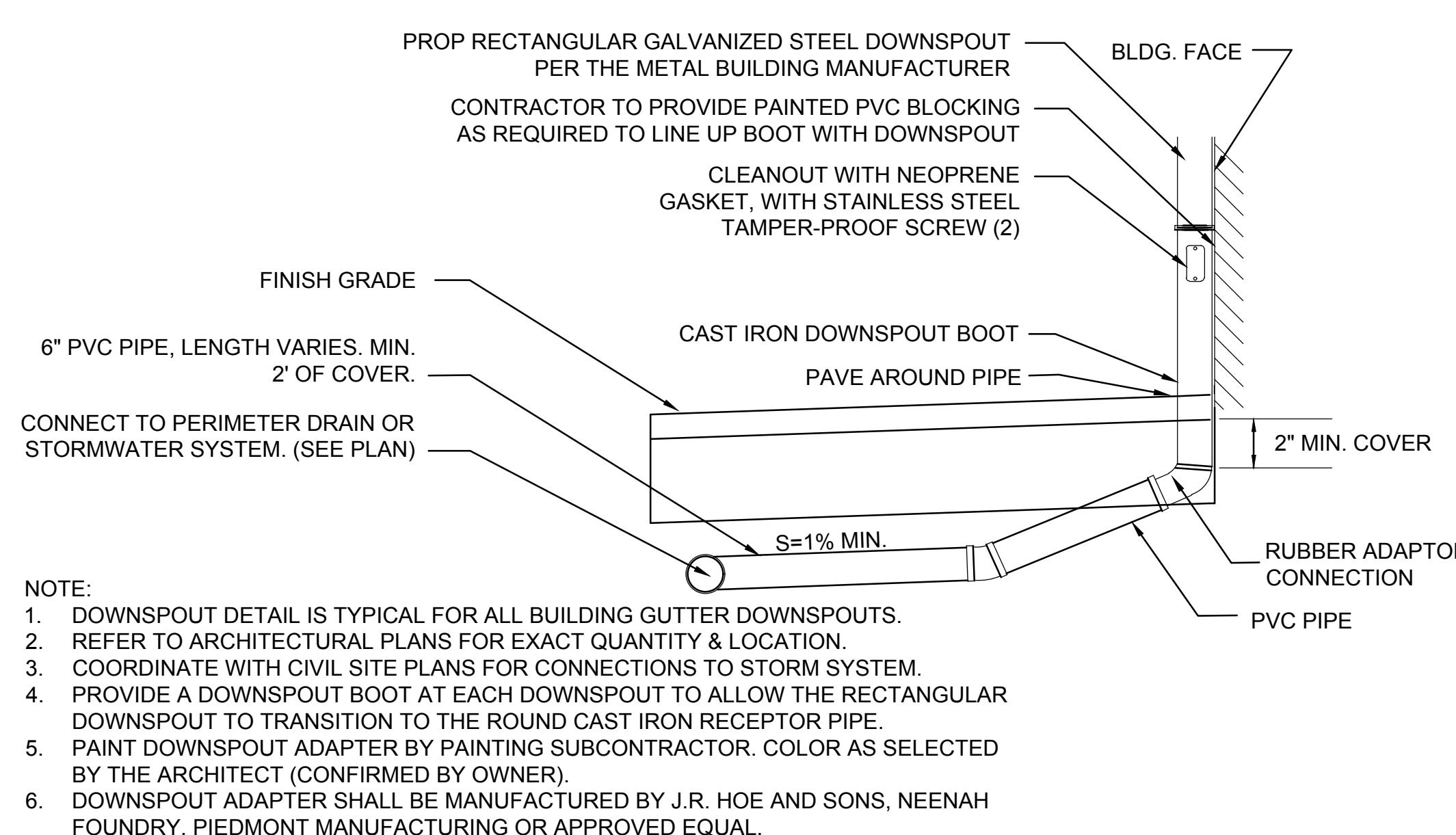
Date: 10-03-2025
Drawn By: CTP
Reviewed By: AP
Approved By: AP
W&S Project No.:ENG24 - 1552
W&S File No.: -

Drawing Title:

CIVIL DETAILS VI

Sheet Number:

C606



INSPECTION & MAINTENANCE

STEP 1: INSPECT ISOLATOR ROW PLUS FOR SEDIMENT

- INSPECTION PORTS (IF PRESENT)
- REMOVE/OPEN LID ON NYLOPLAST INLINE DRAIN
- REMOVE AND CLEAN FLEXSTORM FILTER IF INSTALLED
- USING A FLASHLIGHT AND STADIA ROD, MEASURE DEPTH OF SEDIMENT AND RECORD ON MAINTENANCE LOG
- LOWER A CAMERA INTO ISOLATOR ROW PLUS FOR VISUAL INSPECTION OF SEDIMENT LEVELS (OPTIONAL)
- IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.
- ALL ISOLATOR PLUS ROWS
- REMOVE COVER FROM STRUCTURE AT UPSTREAM END OF ISOLATOR ROW PLUS THROUGH OUTLET PIPE
- USING A FLASHLIGHT, INSPECT DOWN THE ISOLATOR ROW PLUS THROUGH OUTLET PIPE
 - MIRRORS OR CAMERAS MAY BE USED TO AVOID A CONFINED SPACE ENTRY
 - FOLLOW OSHA REGULATIONS FOR CONFINED SPACE ENTRY IF ENTERING MANHOLE
- IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.

STEP 2: CLEAN OUT ISOLATOR ROW PLUS USING THE JETVAC PROCESS

- A FIXED CULVERT CLEANING NOZZLE WITH REAR FACING SPREAD OF 45° (1.1 m) OR MORE IS PREFERRED
- APPLY MULTIPLE PASSES OF JETVAC UNTIL BACKFLUSH WATER IS CLEAN
- VACUUM STRUCTURE SUMP AS REQUIRED

STEP 3: REPLACE ALL COVERS, GRATES, FILTERS, AND LIDS; RECORD OBSERVATIONS AND ACTIONS.

STEP 4: INSPECT AND CLEAN BASINS AND MANHOLES UPSTREAM OF THE STORMTECH SYSTEM.

NOTES

- INSPECT EVERY 6 MONTHS DURING THE FIRST YEAR OF OPERATION. ADJUST THE INSPECTION INTERVAL BASED ON PREVIOUS OBSERVATIONS OF SEDIMENT ACCUMULATION AND HIGH WATER ELEVATIONS.
- CONDUC JETTING AND VACTRING ANNUALLY OR WHEN INSPECTION SHOWS THAT MAINTENANCE IS NECESSARY.

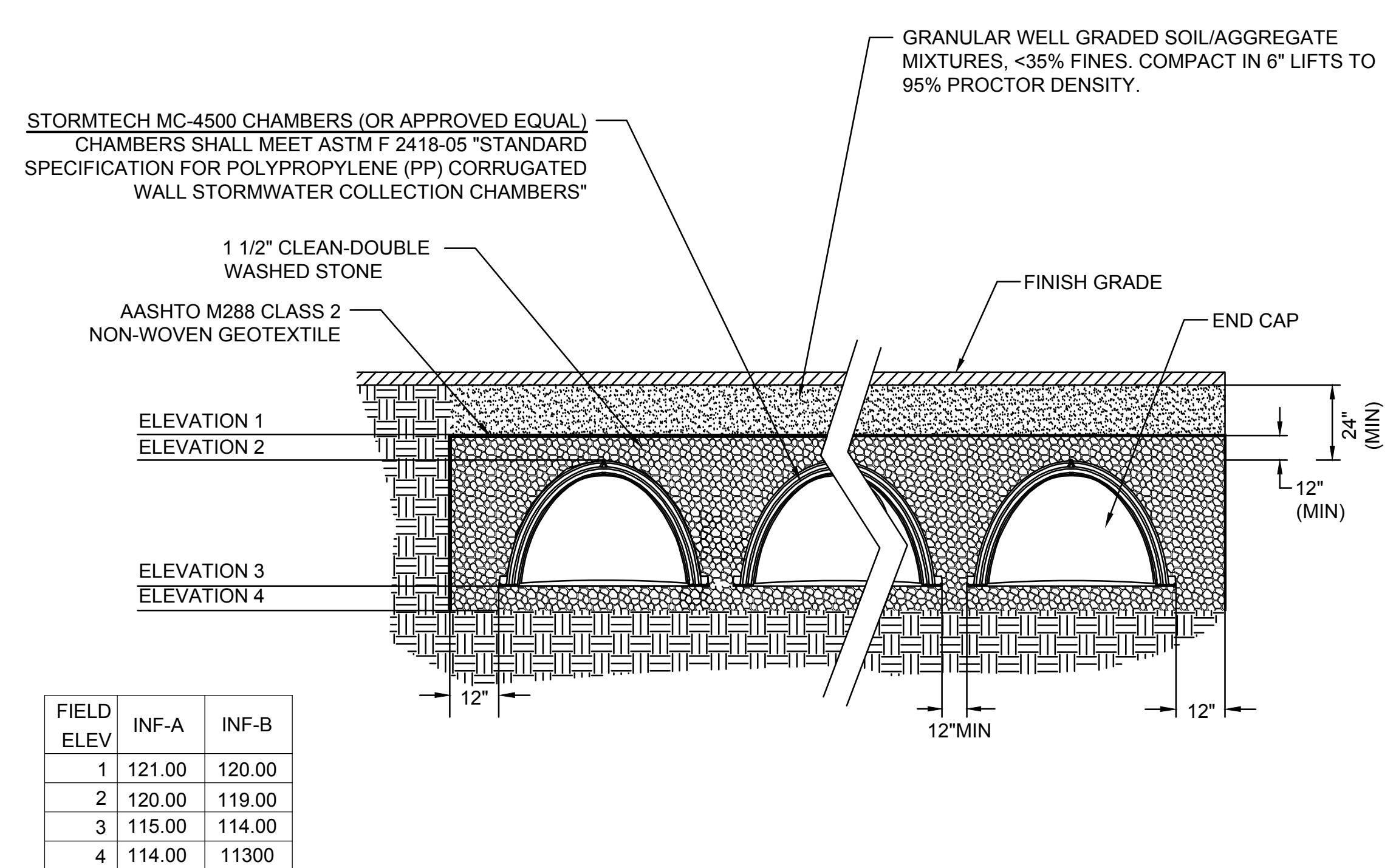
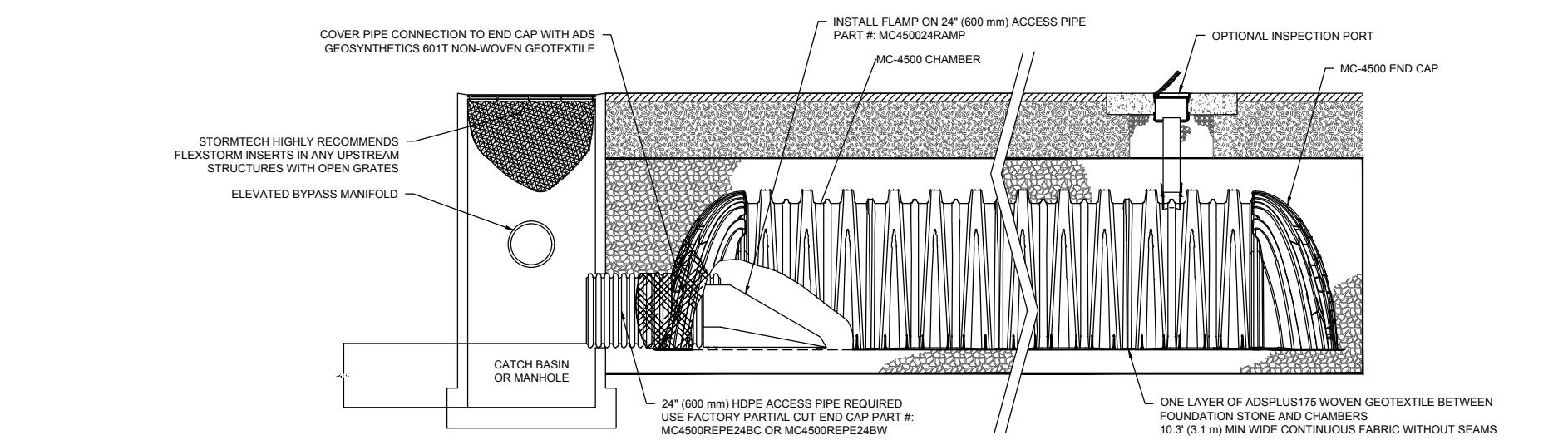
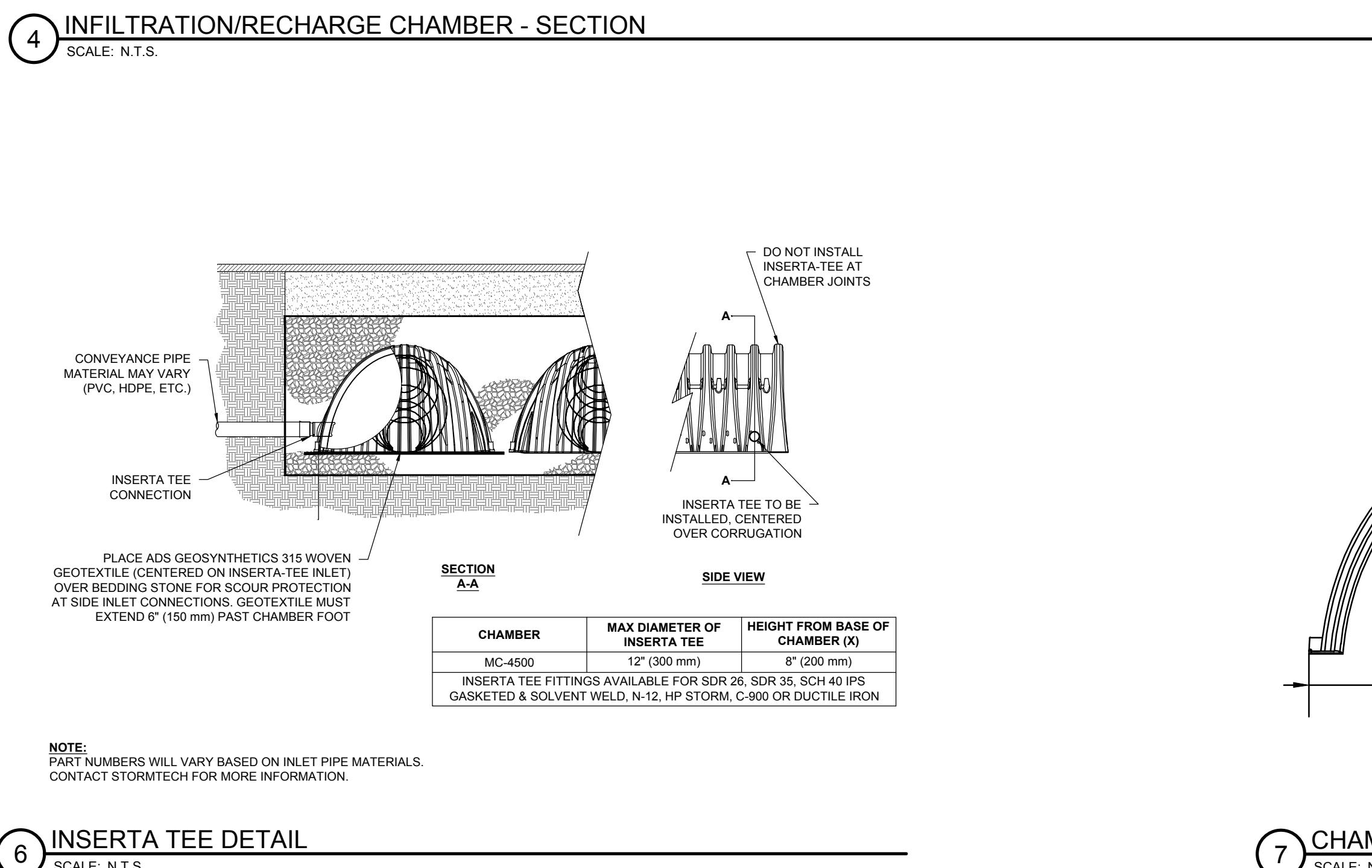
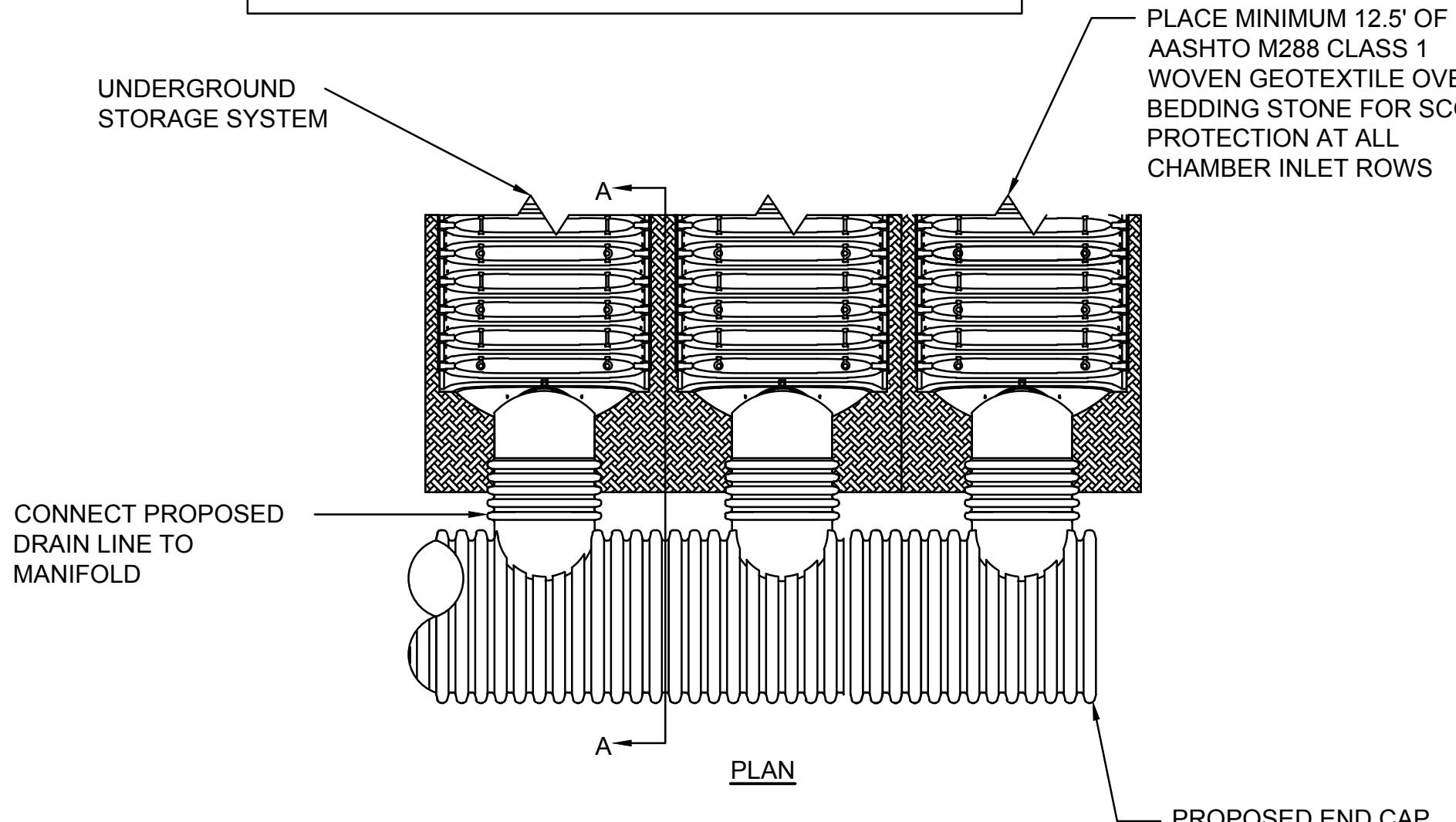


Table 5 - Standard Distances From Base of Chamber to Invert of Inlet and Outlet Manifolds on StormTech MC-4500 End Caps

Pipe Diameter	Inv. (IN)	Inv. (MM)
12" (300 mm)	35.69	907
15" (375 mm)	32.72	831
18" (450 mm)	29.36	746
24" (600 mm)	23.05	585
12" (750 mm)	1.55	34
15" (900 mm)	1.7	43
18" (1050 mm)	1.97	50
24" (1200 mm)	2.26	57



6 INSERTA TEE DETAIL

SCALE: N.T.S.

7 CHAMBER UNIT DETAIL

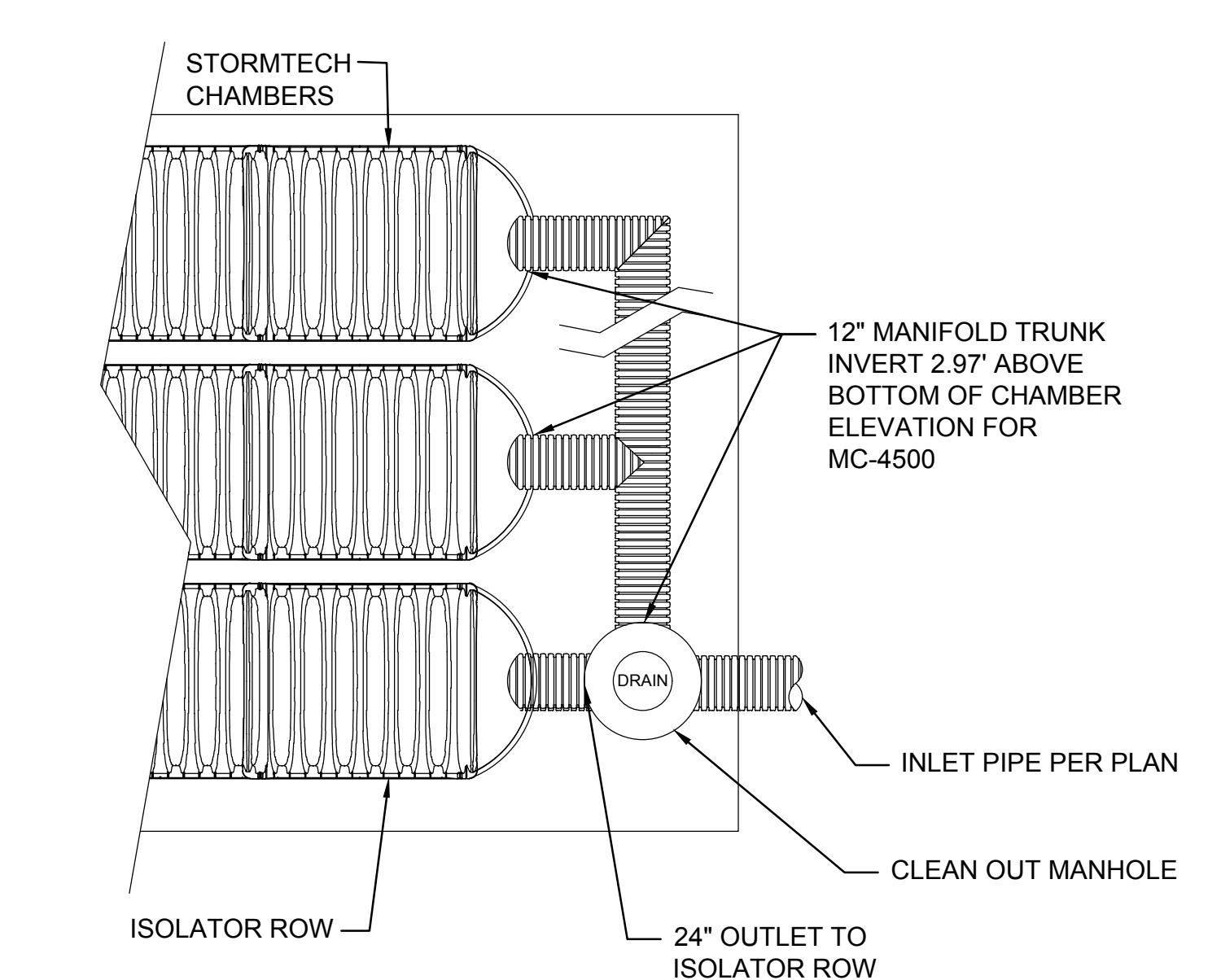
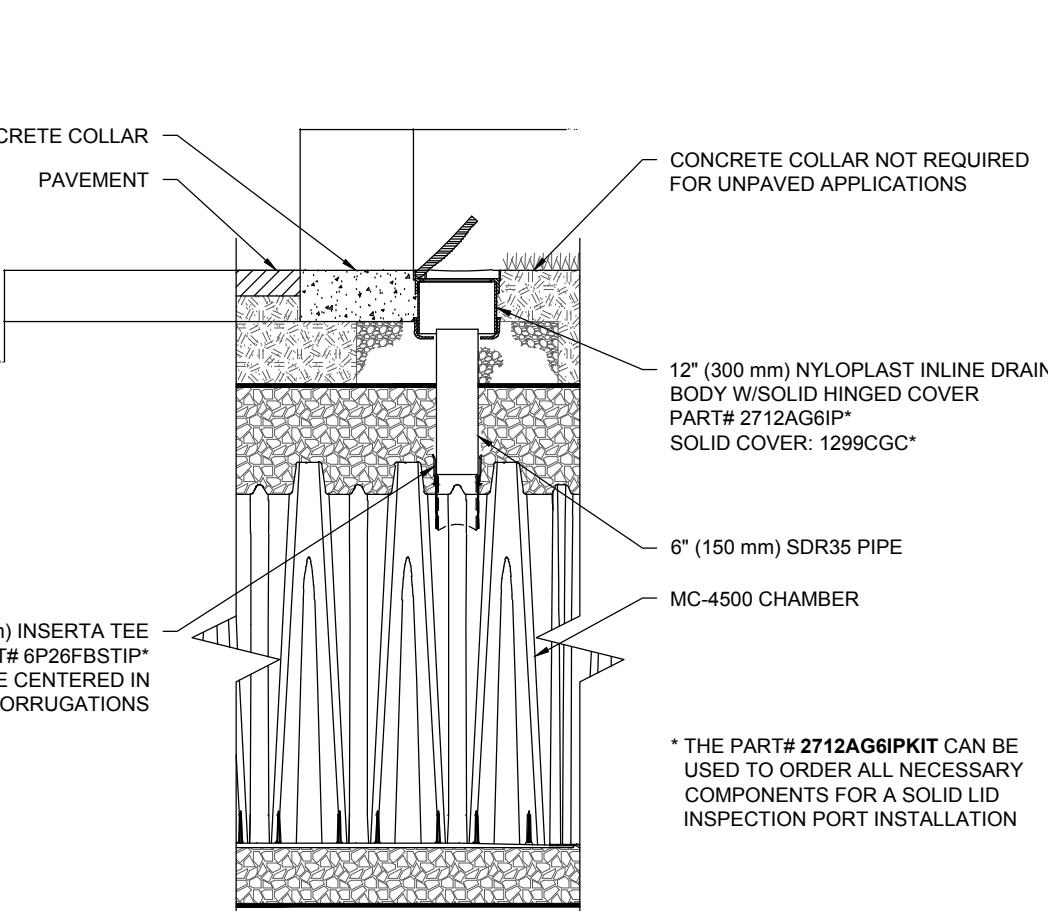
SCALE: N.T.S.

8 6" PVC INSPECTION PORT DETAIL

SCALE: N.T.S.

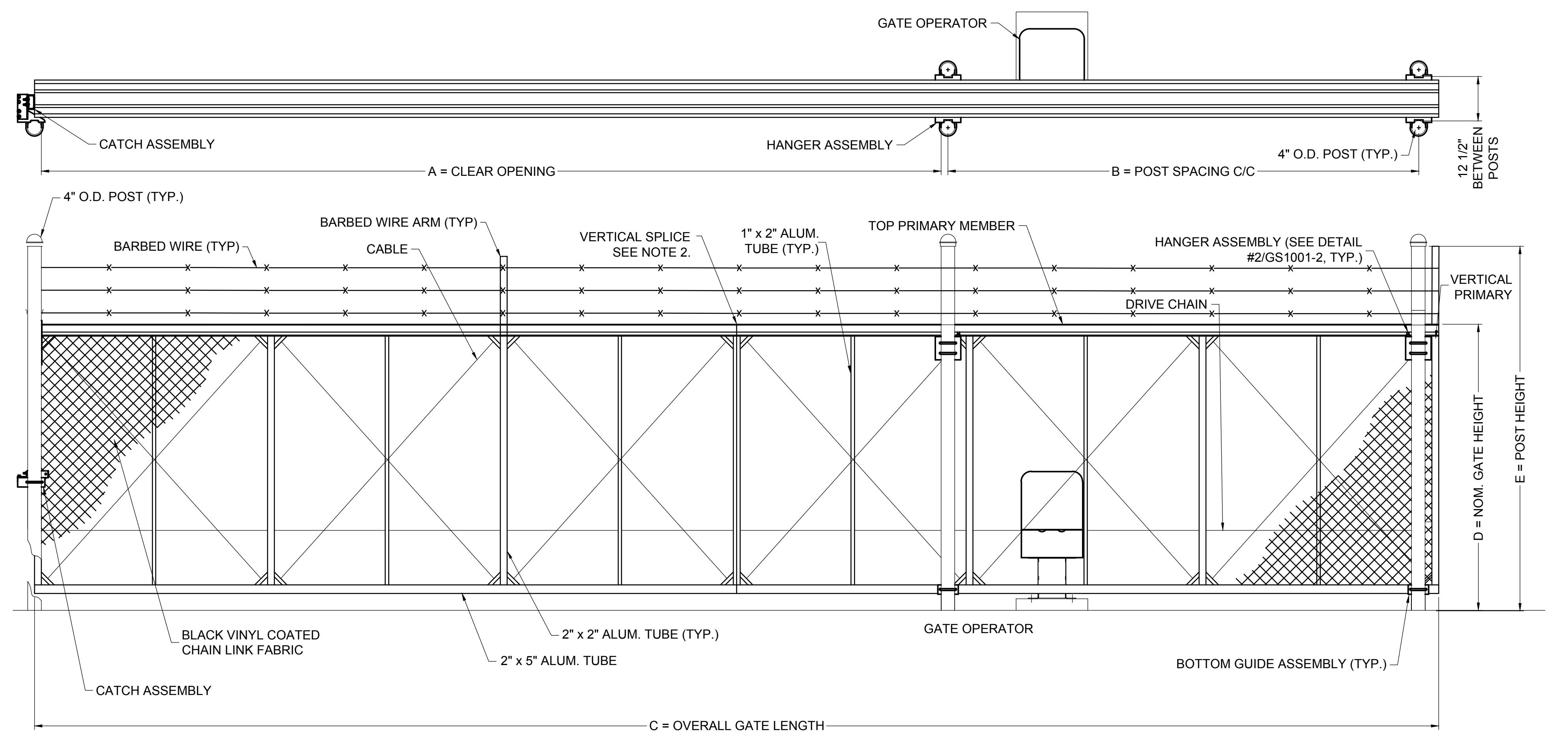
9 INFILTRATION CHAMBER CONNECTION TO ISOLATOR ROW AND MANIFOLD

SCALE: N.T.S.



9 INFILTRATION CHAMBER CONNECTION TO ISOLATOR ROW AND MANIFOLD

SCALE: N.T.S.



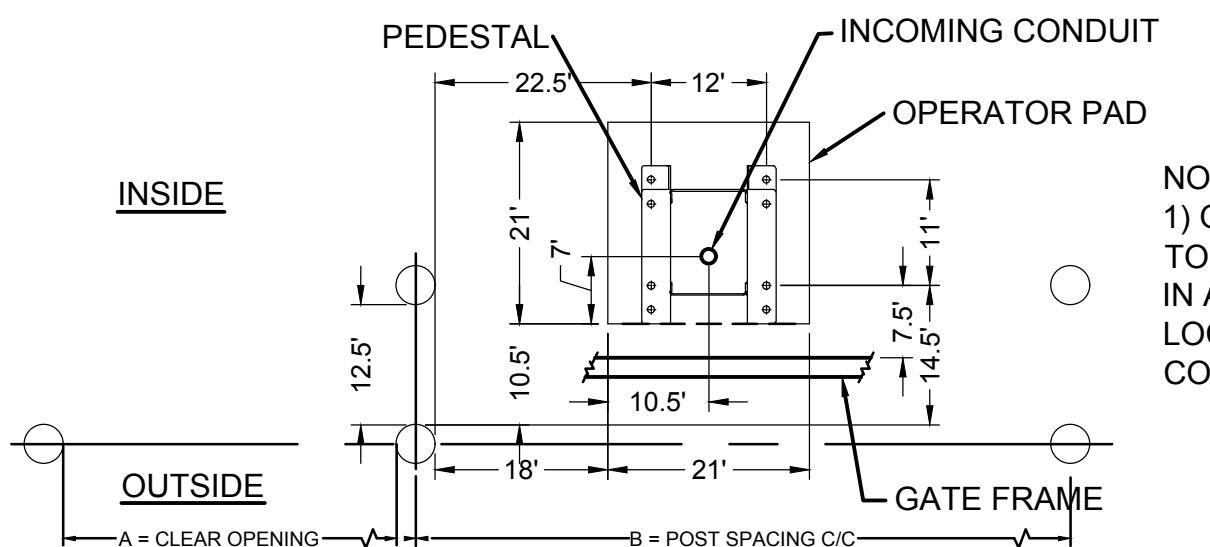
NOTES:

1. ALL FITTINGS PROVIDED FOR 4" O.D. POSTS. OTHER SIZES ARE AVAILABLE UPON REQUEST.
2. FOR GATES THAT REQUIRE TWO PIECE FABRICATION, A 5" ALUMINUM CHANNEL WILL BE SUBSTITUTED FOR THE 2" x 5" ALUM. TUBE, AND A VERTICAL SPLICE WILL BE ADDED.
3. POWDER COATED BLACK.
4. THE CONTRACTOR SHALL SUBMIT FINAL GATE FOUNDATION DESIGNS STAMPED BY A MASSACHUSETTS PE.

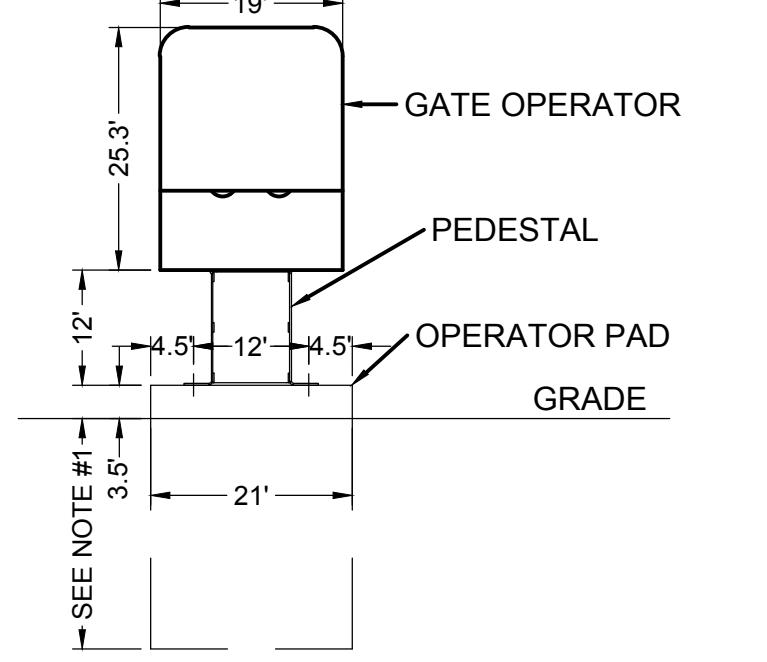
GATE DIMENSIONS		
A	30'	40'
B	14'-7"	19'-7"
C	45'-6"	55'-6"
D	8'-0"	8'-0"
E	9'-6"	9'-6"

1 CANTILEVER SLIDE GATE WITH BARBED WIRE

SCALE: N.T.S.

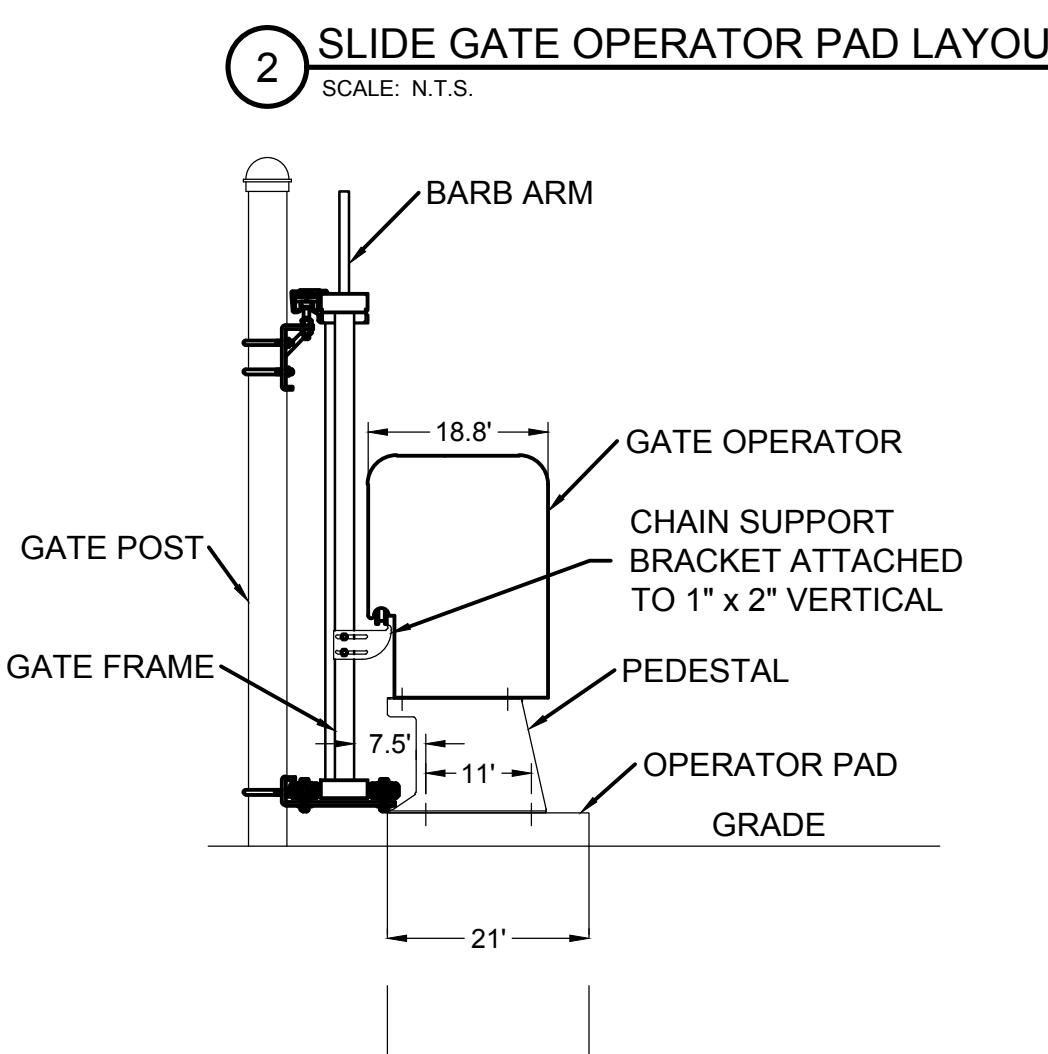


NOTES:
1) OPERATOR PAD DEPTH
TO BE MINIMUM OF 24" AND
IN ACCORDANCE WITH ALL
LOCAL CODES AND SOIL
CONDITIONS.



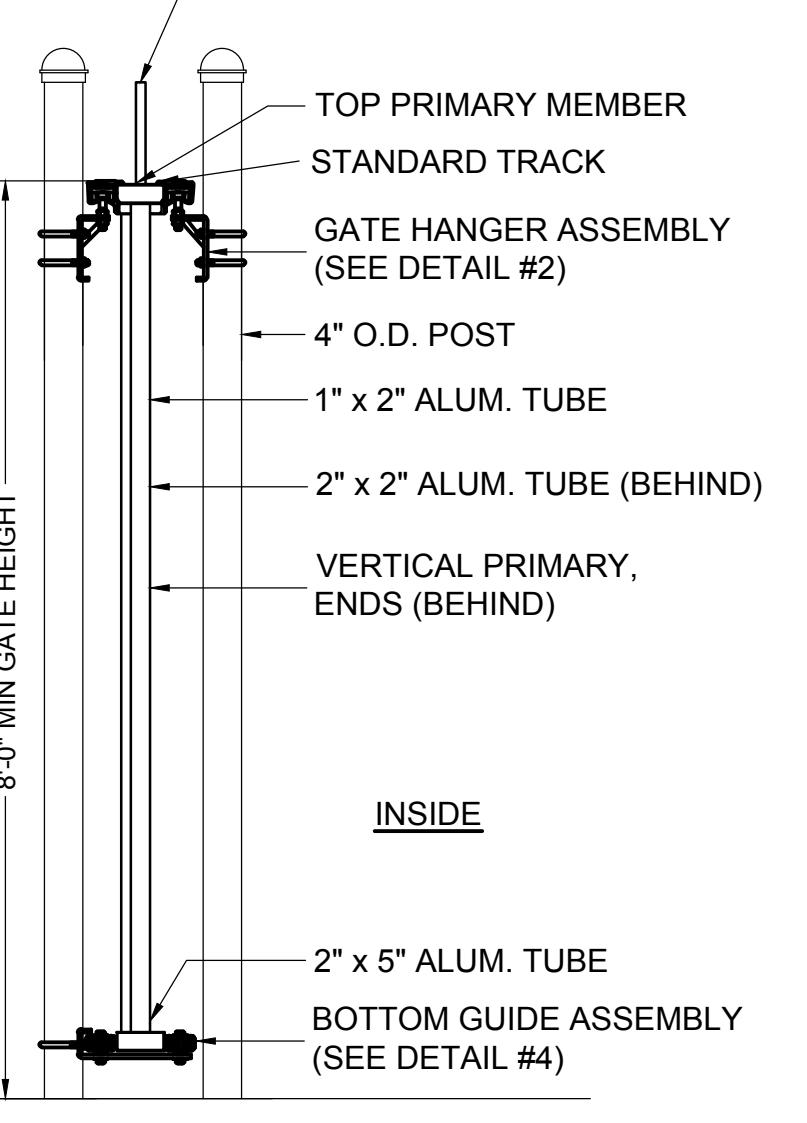
2 SLIDE GATE OPERATOR PAD LAYOUT PLAN

SCALE: N.T.S.



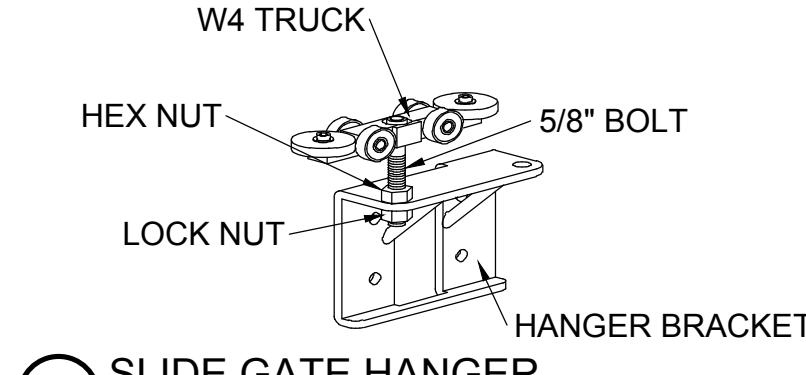
3 SLIDE GATE OPERATOR FRONT ELEVATION

SCALE: N.T.S.



4 SLIDE GATE OPERATOR SIDE ELEVATION

SCALE: N.T.S.

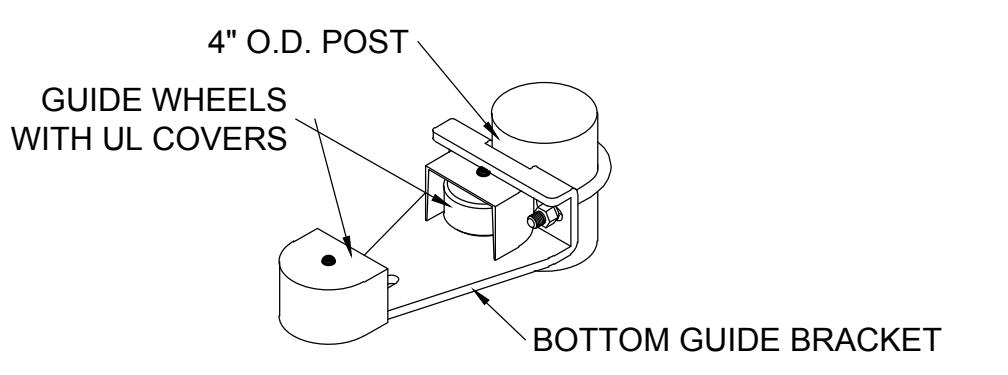


5 SLIDE GATE HANGER

SCALE: N.T.S.

6 SLIDE GATE CATCH ASSEMBLY

SCALE: N.T.S.



7 SLIDE GATE BOTTOM GUIDE

SCALE: N.T.S.

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
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CIVIL DETAILS VII

Sheet Number:

C607

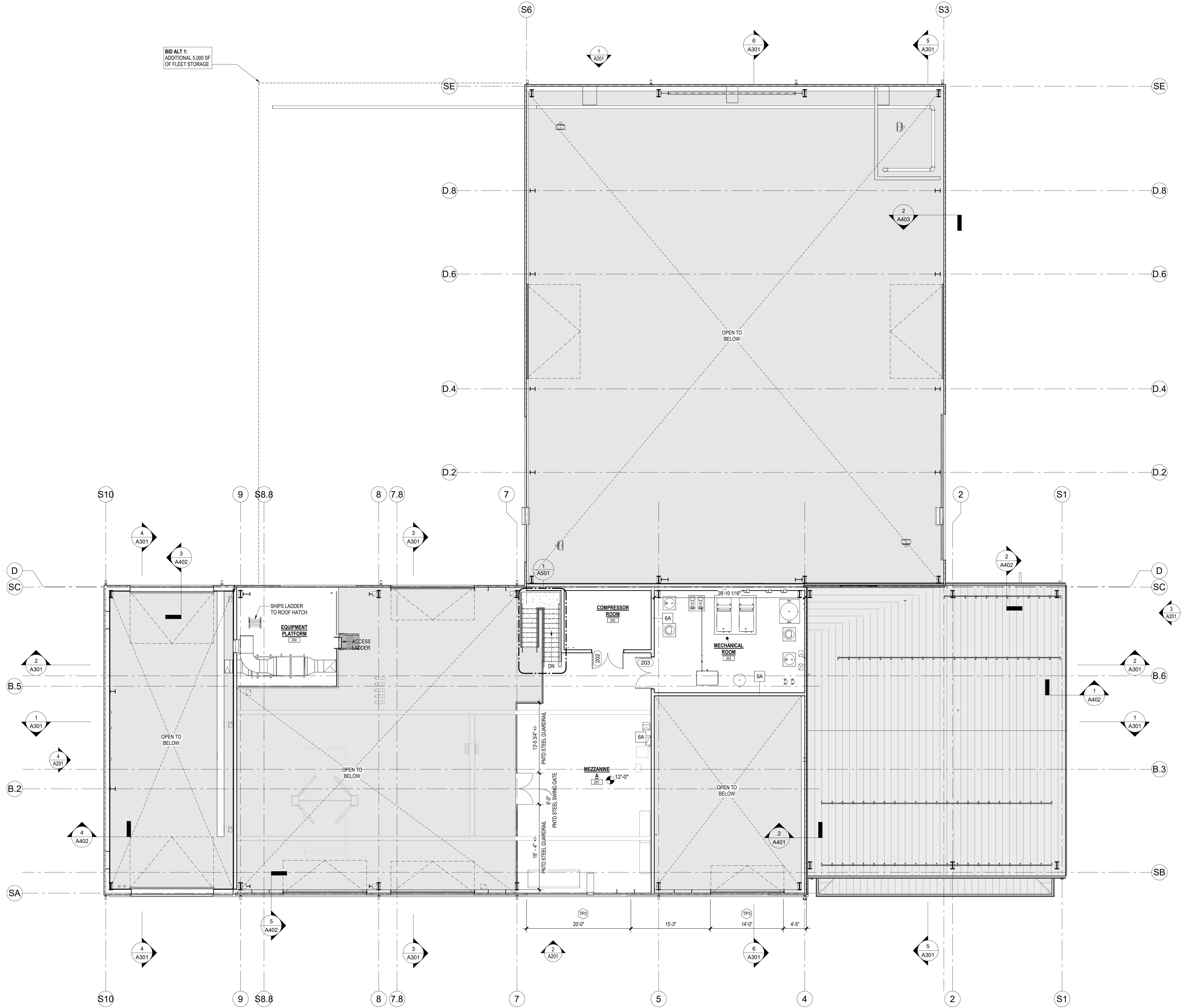
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ZZANINE GENERAL NOTES:

- EACH MEZZANINE SWING GATE LOCATION, PROVIDE 4" H (RED) LETTER SIGNAGE MEZZANINE FASCIA TO READ: 200LBS/SF MAXIMUM MEZZANINE LOADING
- PROVIDE SAFETY CHAIN PER OSHA STANDARDS AT EACH SWING GATE.
- PROVIDE SAFETY YELLOW PAINT AT MEZZANINE FLOOR AT EACH SWING GATE, AS INDICATED.
- COORDINATE EXACT LOCATION WITH MECHANICAL, STRUCTURAL AND EQUIPMENT REQUIREMENTS.
- DO NOT RUN ANY UTILITIES BELOW GATES EXPOSED AND MOUNTED TO WALLS.
- PROVIDE TIE-OFF POINT FOR OSHA FALL ARREST SYSTEM NEAR MEZZANINE SWING-GATE ON PRIMARY STRUCTURAL ELEMENT.

BID ALT 1:
ADDITIONAL 5,000 SF
OF FLEET STORAGE



1 MEZZANINE PLAN
1/8" = 1'-0"

A horizontal line representing a wall. A 16' wide section is shown, divided into four 4' wide segments. The first 4' wide section on the left is recessed, indicated by a shorter line segment above it. The text 'SCALE: 1/8" = 1'-0"' is at the bottom.

A102



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375 Corner Road, Suite D
Darmouth, MA 02747
(508) 998-0883

S:

Date	Description

100

PRELIMINARY DD PRICING SET

1/8" = 1'-0"	
1:	
By:	MMS
ed By:	DRD
ed By:	-
Project No.:	ENG24-1552

Title: EXTERIOR
EVALUATION PAGE

1

A201

WALL PANEL TYPES LEGEND:

EXTENTS OF WALL PANEL - WP-1, INSULATED METAL WALL PANELS

CMU VENEER LEGEND:

CONTROL JOINT LOCATION

TYPE 1 - STANDARD GROUND FACE MASONRY

SHAKE WALL PANEL SIDING

BER CEMENT LAP SIDING

OTES:
COORDINATE OPENINGS NOT SHOWN WITH EQUIPMENT AND MEP/FP DRAWINGS.
FOR MOCK-UP REQUIREMENTS, SEE SPECIFICATIONS FOR ADDITIONAL INFORMATION.

MAINT. EAVE
30'-0"

MEZZANINE
12'-0"

GROUND FLOOR
0"

118D

118C

125E

125D

D

7
A821

2
A301

1
A301

2
A301

1
A301

4
NORTH EXTERIOR ELEVATION - BASE

1/8" = 1'-0"

1/ A101

ROOF HATCH

STANDING SEAM METAL ROOF ASSEMBLY

SNOWGUARD, TYP.

DOWNSPOUT AND GUTTER BY MBM

INSULATED METAL WALL PANEL ASSEMBLY

CMU VENEER WALL ASSEMBLY

WP-1

WP-1

STANDING SEAM METAL ROOF ASSEMBLY

SNOW GUARD, TYP.

MAINT. EAVE
30'-0"

DOWNSPOUT AND GUTTER BY MBM

INSULATED METAL WALL PANEL ASSEMBLY

FIBER CEMENT SHAKE / SHINGLE SIDING

ADMIN EAVE
14'-0"

MEZZANINE
12'-0"

TRIPLE GLAZED SINGLE HUNG ALUMINUM WINDOW

FIBER CEMENT LAP SIDING WALL ASSEMBLY

CMU VENEER WALL ASSEMBLY

GROUND FLOOR

1 A301

2 A301

WP-1

4" / 1'-0"

4" / 1'-0"

TP4

W3

W3

W3

DS DS DS

127A

127B

1 A301

2 A301

SOUTH EXTERIOR ELEVATION - BASE

3 SOUTH EXTERIOR ELEVATION - BASE
1/8" = 1'-0" 1/ A101

WEST EXTERIOR ELEVATION - BASE
1/8" = 1'-0" 1/ A101

STANDING SEAM METAL ROOF ASSEMBLY
SNOW GUARD, TYP.

FLEET STORAGE EAVE
18'-0" EAVE
14'-0" MEZZANINE
12'-0" GROUND FLOOR

MEZZANINE
18'-0" FLEET STORAGE EAVE
12'-0" MEZZANINE

DOWNSPOUT AND GUTTER BY MBM
FIBER CEMENT LAP SIDING ASSEMBLY
CMU VENEER WALL ASSEMBLY

TRIPLE GLAZED SINGLE HUNG ALUMINUM WINDOW

7.8
S.8.8

5 A301
6 A301
3 A301
4 A301

MANTECAVE 30'-0"

WP-1
WP-1

TP1
TP1
TP1

118E 127C 123F 123E 125F

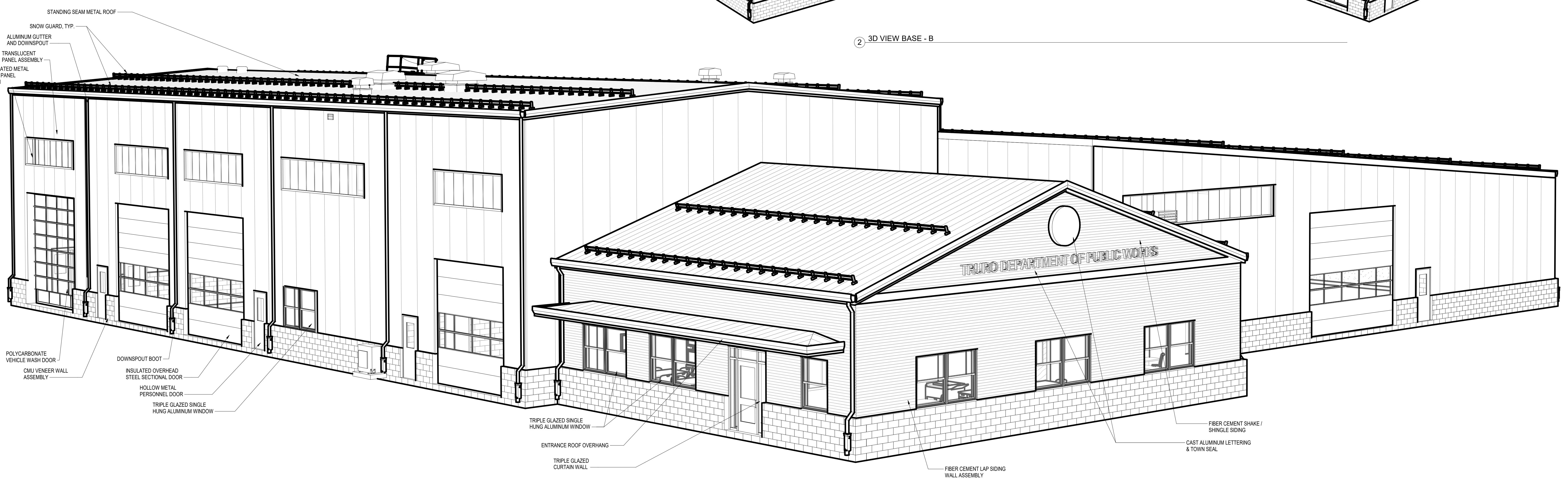
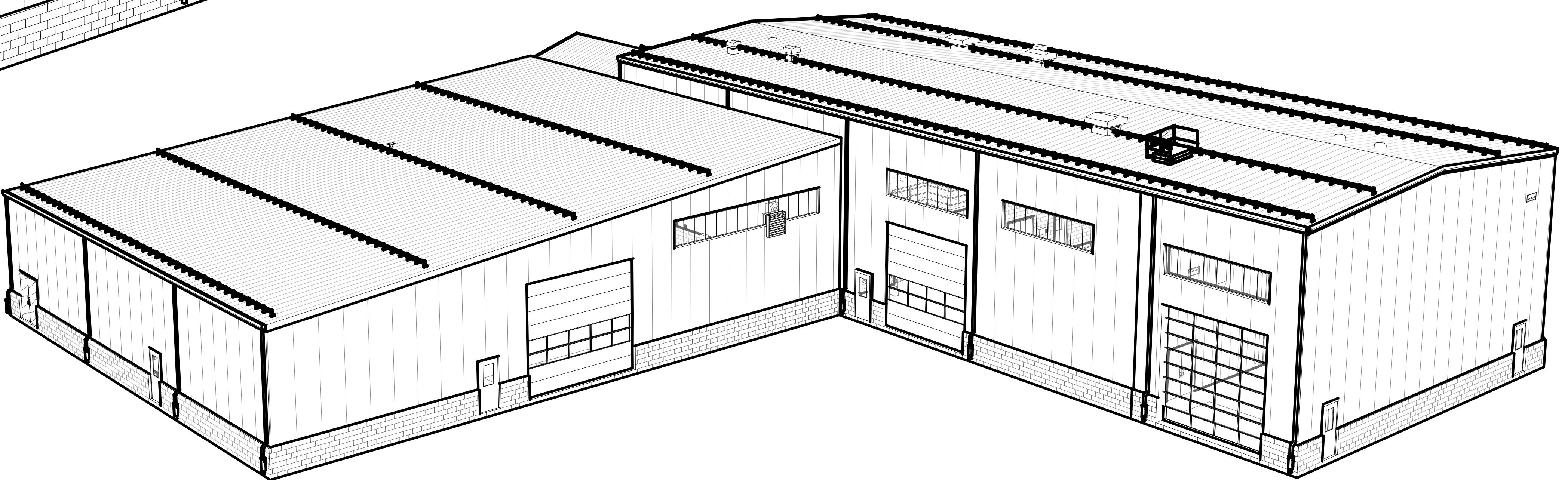
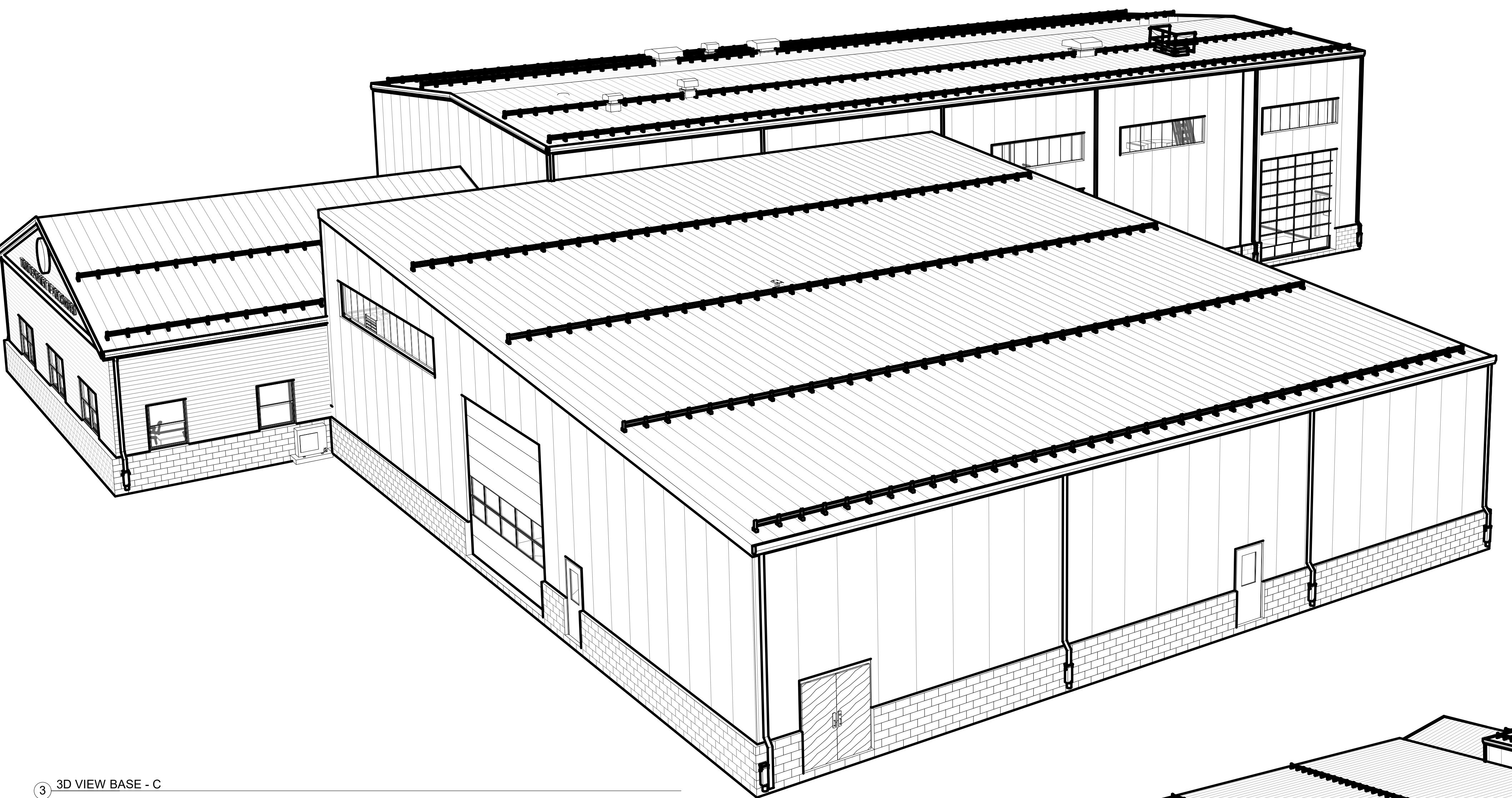
DS DS DS DS DS

0" 0"

5 6 3 4

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55 Walkers Brook Drive, Suite 100, Reading, MA 01867
Tel: 978.532.1900

MEMORANDUM

TO: Jarrod Cabral, DPW Director
FROM: Della Donahue
DATE: October 8, 2025
SUBJECT: Truro DPW; Responses to Ad Hoc Building Committee Questions

We have prepared this document in response to questions / requests emailed to us on October 3rd and 7th, 2025.

1. Question: Cost escalation related to a rebid? Cost and the anticipated 4-month delay to re-bid and a possible waiting period for another Town meeting cycle. If there's an amended article lowering the cost and that cost is approved = redesign, bid and contract award how long to award a contract?

Answer: The current project schedule includes bid opening at the end of March.

If the project was to be re-designed and re-bid, we would assume re-bidding in the fall. We would expect the additional time duration would incur 2% escalation, or approximately \$400,000 - \$500,000 to the bid price.

Redesigning would require additional A&E and OPM fees.

It's also worth noting that re-bidding typically does not attract the same number of bidders and therefore pricing is not as competitive as the original bids. It is difficult to quantify how this project could be impacted by this.

2. Question: Cost of inaction? Take the current bid configuration with alternates and calculate out 5 years of escalation and show each year of inaction.

Answer: The construction cost for the current bid configuration including alternates is estimated to cost \$ 26,260,000 if bid in 2026. If bid 5 years out in 2031, we made the assumption that

escalation would add 4% each year, compounding. We estimate that the construction cost for the current bid configuration including alternates would cost \$ 32,387,300 if bid in 2031.

The town may also find that inaction for 5 years will result in some repair/upgrade needs for the existing DPW structures during that time. It is difficult to quantify what those costs may look like.

3. Question: For an electrical fire – Dry suppression system or wet? If dry system, where would it be located in the building, and where is the wet system located?

Answer: The fire suppression system is wet in all areas of the main building except the fleet storage garage. The fleet storage garage is fitted with a dry suppression system. Bid Alt 2, the Cold Storage Building, is currently designed to have no fire suppression system as decided by the Owner, however we will be confirming this decision with the Building Commissioner.

4. Request: Can we get a scaled model of the new facility with the alternates included for outreach purposes?

Answer: Yes, we can develop a scaled model of the proposed facility design. The building components will be 3D printed; the main building will measure roughly 8" x 9". The site will likely be a combination of chipboard and 3D printed layer. This effort will take a few weeks to complete.

5. Request: Can we get a virtual tour of the new facility?

Answer: Yes, we can set up virtual tours via video clips. See link below for an example of one we created for Nantucket. These can be done for the interior spaces and throughout the site.

[New DPW Facility Rendering Flythrough - Exterior and Interior](#)

Can you please confirm that this is what the building committee had in mind? This effort will also take a few weeks to complete. The same individual will be working on both the 3D model and the virtual tour. In discussions with the OPM, we recommend prioritizing the virtual tour effort. If you disagree, let us know.

6. Request: The vehicle maintenance garage will remain and be phased in – DPW will move out of the garage in 7 calendar days once notified by the GC for the project, please adjust the 1.3M cost for phasing. Let me know your thoughts on cost for phasing so I can report out to the Ad Hoc Committee.

Answer: The phased construction schedule would remain the same. The phased schedule already includes an expedited moving process, therefore there are no adjustments to the phased construction costs.

October 13, 2025

DRAFT FOR REVIEW AND COMMENT

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TRURO DPW FACILITY:

2018 to 2024

Where are we and how we got here.

The need for a new DPW facility has been studied and restudied since 2018 with the same conclusion. The existing facility simply does not meet the needs of DPW's current operations nor the future needs. The existing buildings are old, tired and inefficient.

The Town hired a professional design consultant (Weston & Sampson, (W&S)) in 2018. W&S prepared a study documenting the condition of the existing buildings and recommended a new facility.

The existing facility is approximately 11,700 sf including the salt/sand barn.

Through a series of space planning reviews and revisions, the size of the facility was reduced from 36,689 sf to 32,487, 29,608, 20,150 and 20,250 sf.

The current plan is the 6th revision since 2019. The space needs are based on a comprehensive review and confirmation of the equipment inventory and personnel space requirements.

Siting

Several sites were examined, and the two preferred sites were 340 Route 6 and the Town Hall Hill site. W&S prepared some updated concepts for the Route 6 site.

The 20,150 sf facility plan at a total cost of \$35M (based on an all-steel building cost of \$28M and \$7M in soft costs) at the Route 6 site was presented at Town meeting in the fall of 2024, and was convincingly defeated. Major concerns were voiced over the impact to the neighborhood, extensive site clearing, and proximity to Public Safety operations. As an alternative, Town meeting ultimately proposed and approved funding of up to \$2.8M for a DPW facility at the Town Hall Hill Site.

In the Fall of 2024, after a procurement process for an Owner's Project Manager, the Town selected Environmental Partners Group, LLC (part of the Apex Companies) to provide project management services. Environmental Partners took a fresh look at the space programming, reviewed prior cost estimates, including the estimate prepared by the

Citizens Public Works Group, and provided several updates to the Ad hoc Building Committee and Select Board.

At the December 10 SB meeting, Environmental Partners provided a summary of their work to date, including reviews of prior cost estimates, and a cost estimate range for the facility, then estimated to range between \$26 and \$30M for a 21,000 sf facility.

At the same meeting, the Total Project Cost (TPC) term was also explained in detail, which includes the construction cost (also known as hard costs), and soft costs (Designer fee, OPM fee, Legal and Administrative fee, Fixtures, Furnishings and Equipment (FF&SE)), and several other significant and important cost elements that were missing from previous estimates, including a premium for energy efficiency to meet the stretch energy code, a premium for construction on the outer Cape, plus inflation or escalation between now and the expected bid date of February 2026, and an additional premium to the mid-point of construction. The TPC is the amount of money that will need to be approved at a subsequent town meeting for the project.

Communication and Presentations

The design team, OPM and DPW have been open and communicative with a variety of committees and boards. To date, the following presentations have been held.

- 2 presentations to the Energy Committee
- 2 presentations to the Select Board
- 1 presentation to the Finance Committee
- 2 separate meetings with the DPW design team and OPM
- 3 presentations to the Ad Hoc committee

Progress since December 2024/January 2025

In December and January, the Ad Hoc Building Committee , W&S, EP and the DPW Director met on an almost weekly basis to confirm the building program, present options for a consolidated layout and a campus layout, including reusing existing buildings on the Town Hall Hill Site. This group's collective work and collaboration was productive, and on February 5, the Ad Hoc Building Committee voted to proceed with the Consolidated Option. This recommendation was brought forward to the Select Board on February 25 and the Board supported the recommendation, and authorized that work on the Schematic Design (SD) phase commence with W&S.

In February 2025, W&S and Environmental Partners prepared separate and independent cost estimates. Environmental Partners' subconsultant cost estimator Costpro prepared detailed cost estimates and also prepared a risk analysis using Monte Carlo simulation to capture the variability of potential costs. The conclusion of this analysis showed that the total project cost for the consolidated option ranged from approximately \$31.3M to \$35.1M, with an average expected value of \$33.2M.

Schematic Design: Spring 2025

W&S worked on the drawings as part of the Schematic Design(SD) phase of the design. The SD drawings were completed in May, and an updated cost estimate. Apex as the project OPM prepared an independent estimate. In summary, the estimates were within 1%.

The TPC is currently \$33M.

In June, the Ad Hoc committee's purpose and role was re-assessed and a new committee was created over the summer.

Energy Efficiency:

W&S evaluated several heating and cooling systems. After presentations to the Ad Hoc Committee, it was decided that a Ground Source Heat Pump system would be pursued. The building envelope will be tightly insulated and the roofs will be solar-ready.

Design Development: Summer 2025.

The Design Development (DD) phase commenced in July and the DD drawings will be available at the end of October. At this time, W&S and Apex are preparing independent estimates based on the updated drawings. These estimates will be ready for review by the end of October, and both estimated will then be reconciled.

Questions and Responses:

Why is this facility needed?

The existing facility is over 30 years old, is well past its useful life, and is not suitable for sustaining DPW operations.

The new facility will provide safety and efficiency for DPW staff and operations.

Is the facility over-designed?

The facility is not over-designed. The buildings will be pre-engineered metal buildings with modest exterior finishes. The primary function of the facility is to provide adequate space for Equipment Storage, Equipment Maintenance and space for Administration personnel.

Can the building be smaller?

The building size (i.e. floor plan area) has been studied, checked and rechecked. The final area of 21,xxx sf is compact with no frills or excess. Reducing the floor plan would require unreasonable cuts in Equipment Storage, Maintenance or Administration spaces.

How much will it cost?

The current TPC is \$35M. This includes contingency and escalation through 2026. Deducting the prior borrowing authorization, the net cost is approximately \$32M.

Using \$32M, the increase in property tax for a house assessed at \$700,000 (to be confirmed) will be \$380 per year.

Will the facility be connected to the Town Offices?

No, the new facility buildings are separate. As part of the project, the water supply well and piping and wastewater systems are being completely replaced and upgraded to current environmental standards.

What is happening between now and Town Meeting in the Spring of 2026?

The design will be completed in February 2026 and the project will be advertised for public bidding. Only pre-qualified contractors and subcontractors are allowed to submit bids.

The bidding period will be approximately six (6) weeks in duration, and the general contractor bids will be received toward the end of March, and will be valid for 60 days.

The TPC will be updated based on the actual lowest and responsive bid, and this TPC will be presented at the Town Meeting for voters.

Where can I learn more about the project and ask questions?

Public education and outreach sessions will be held on a monthly basis starting in November and continuing through March of 2026. These sessions will be held at the xxxx (Library? Confirm) will typically be 1.5 to 2 hours in duration and are intended to be informal and interactive. As a visual aid, the Architect W&S will prepare a video showing the facility and the Storage, Maintenance and Administration areas, and a virtual walk through the interior of the buildings, as well as a drive through around the site.