



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.