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## Town of Truro New Public Works Facility

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Project Schedule / Schematic Design Schedule

February 13, 2025

Contractor Start  
August 2026

# Cost of Waiting

- 3 MONTHS @ 4% - 5% ANNUALLY RESULTS IN ESTIMATED \$250,000-\$300,000 CONSTRUCTION COST INCREASE
- RISK OF ADVANCING PROJECT FUNDING REQUEST NOW IN 2025:
  - Will require abbreviated cost estimate; Will only be one month into schematic design
  - Uncertainties with tariffs and potential future Presidential executive orders impacts on project
  - If spring 2026 bids come in higher than 2025 appropriation, could delay project another 6 months minimum for re-design and re-bid.
    - Could add \$500,000 - \$600,000 increase to project

Truro DPW - Schematic Design Schedule

February 13, 2025

Items		Feb	March	April	May
NTP; Select Board Meeting 2/25		★			
1.1	Project Kick-off Meeting				
1.2	Hazardous Building Material Investigation				
1.3	Geotechnical Investigation				
1.4	Subsurface Environmental Conditions (ongoing coordination with Town's LSP)				
1.5	Sustainable Design Charette/Workshop (w/Town)				
1.6	Energy Incentives Meeting (w/Cape Light Compact)				
1.7	Schematic Design Plans				
	Draft site layout and grading plan				
	Develop draft floor plan				
	Draft building elevations				
	Draft building sections and assembly details				
1.8	Develop Narratives / Basis-of-Design Docs (ongoing)				
1.9	Zoning Review				
	Meet with regulatory authorities				
1.10	Finalize Schematic Design				★
1.11	Schematic Design Cost Estimate				
1.12	Independent Cost Estimate				
	Abbreviated Schematic Design Order of Magnitude Estimate (if necessary)				
1.13	Review and Reconcile Cost Estimates				
1.15	Meetings				
	Ad-Hoc Building Committee (5, dates TBD)	★	★	★	★
	Progress meetings (5, Ongoing)				
	Select Board Meeting (date TBD)			★	
	Annual Town Meeting (April 29, 2025)				★