

**TOWN OF TRURO AD HOC BUILDING COMMITTEE- FOR THE FUTURE PUBLIC WORKS FACILITY - COMMITTEE MEETING MINUTES  
THURSDAY, APRIL 18, 2024, at 4:30 PM EDT**

The meeting conducted via <https://us02web.zoom.us/>- recorded and available for review at the following link:

<https://reflect-trurotv.cablecast.tv/CablecastPublicSite/show/7149?channel=1>

A quorum of committee members was present:

Co-Chair Bob Higgins Steele, Co-Chair Michael Cohen, Members Anthony Garrett, Leif Hamnquist, Todd Schwebel.

Other attendees: Select Board Liaison Bob Weinstein and DPW Director Jarrod Cabral.

**Agenda Item #1 - Public Comment Period**

- None

**Agenda Item #2 – Town Staff Reports & Updates**

- Jarrod confirmed the next meeting date was changed from 4-22-24 to 4-23-24 at 4:30 PM, and the SB meeting will be on 4-25-24 at 5:00 PM.

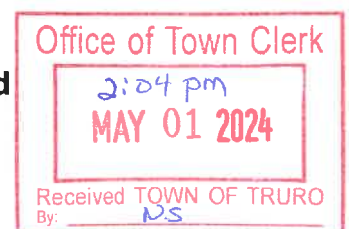
**Agenda Item #3 – Follow-up Presentation from W & S**

- Michael Richards made a presentation to address questions from the previous meeting and provided updates/corrections to the last presentation:
- There was a correction regarding the flows associated with the Vehicle Wash; however, the corrections did not affect the overall findings previously presented.
- He presented disposal costs associated with the Vehicle Washing. The cost associated with each wash based upon the volume of wastewater is approximately \$1800 per wash. Based on the 36 town vehicles to be washed (3 departments), the annual cost is \$18,720 per annum. Chairman Cohen asked who performed the washes, and Jarrod and Mr. Richards confirmed that the washes were done by staff. Mr. Richards also stated that the undercarriage washing of the vehicles, which is usually performed right after use, is a mechanized wash, which would add approximately \$75,000 to the facility costs. The balance of the washing is done by hand. He said the mechanized system could be installed in the future, but the infrastructure would need to be in place.
- W & S updated the site concept sketch to address comments from the last meeting. W & S will make the updated slide deck available to the Committee.

**Agenda Item #4 - Q & A from 4-16 Meeting – Staff and W & S**

- In response to the question regarding costs associated with “deep foundations,” Mr. Richards advised the additional costs would range between \$110,000 and \$125,000.
- He confirmed the cost of the timber frame structure previously presented was based upon a 69’ clear span.
- The cost impact associated with fully enclosing the canopy structure for vehicle storage would be approximately \$200,000 to \$275,000. This is due to the need for the overhead doors.
- The anticipated cost for a Solar Array would be approximately \$353,100. The ROI would range between 5 and 7 years.

**Agenda Item #5 – Full Cost Comparison of Steel/Wood/ Steel Wood Hybrid**



- Mr. Richards presented a line item of comparison between each system. It was part of the deck slide; it will be updated based on items raised in Agenda Item #4, which is to be provided to the Committee.
- Anthony Garrett asked whether the site fill volume had been calculated and whether it was included in the overall budget numbers; in addition, he requested that the next budget presented to provide more granular costs/backup for various components. Mr. Richards agreed to offer it at a future meeting.

#### **Agenda Item # 6 – Discussion on square foot Cost Reduction.**

- Jarrod confirmed that the cuts in square footage presented (reduction from 29,000 sq. ft., see note below, to 20,150 sq. ft.) can be made. Still, any additional decreases in the area will compromise operations.

Note:

The original conceptual design was for 32,000 sq. ft. The reduction totals approximately 1/3 of the original programmed area.

#### **Agenda Item #7 – Possible Preliminary Selection on Materials and Construction Methodology**

- The group discussed the benefits and detriments of the construction type under consideration. no conclusion was reached; there was much discussion, which is simply too much to list in the minutes; for a complete recitation of this discussion, please **watch on** <https://reflect-trurotv.cablecast.tv/CablecastPublicSite/show/7149?channel=1> and begin at 31:00 and conclude at 37:12.
- The Committee is still awaiting information from STRATA and a formal opinion on the Strata system from W & S.
- Select Board liaison Bob Weinstein expressed that the vehicle fuel source will change over the life of the building and the fleet going forward. Vehicle charging stations will be placed on the property in the future. Perhaps the proposed fueling station can be moved.

#### **Agenda Item #8 – Cost Saving related to Reduction Cost**

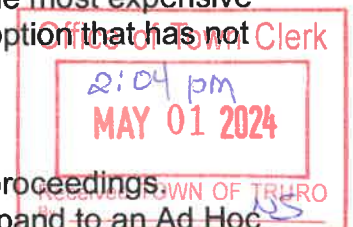
- The Committee agreed that significant potential cost reductions have been identified in the building's construction. They decided that a holistic approach must be presented so the Committee would have confidence in any recommendation. Mr Garrett again voiced concerns about the amount of the Site costs as nothing has been given.

#### **Agenda Item #9 – Discussion of Recommendations to the Select Board**

- Anthony Garrett suggested that each committee member submit suggestions to one of the chairs before the next meeting of elements they want to be included in the Committee's recommendation to the Select Board
- There was a consensus at this time that the Committee does not possess all of the information yet to make a comprehensive recommendation to the Select Board.
- Michael Cohen stated that any recommendations should be based on the most expensive option discussed during the proceedings rather than a more appealing option that has not been vetted.

#### **Agenda Item #10 – Discuss future agenda topics.**

- Bob Higgins-Steele made the following suggestions for future Meetings:
  - The Committee should follow Robert's Rules of Order for future proceedings.
  - The Building Committee should be a standing Committee and expand to an Ad Hoc committee for ALL major building projects considered in the future.



- The Committee should consider Life Cycle Analysis for all projects.
- The Committee should continue the process of vetting out building systems.
- There was an initial discussion about the frequency of meetings after 4-23-24. It was suggested that either monthly or semi-monthly would be appropriate.

Leif Hamnquist made a motion to adjourn the public meeting. Todd Schwebel seconded, and the ABC members approved on a roll call. Accordingly, the public meeting adjourned at 5:27 PM EDT.

The preceding constitutes our records of matters discussed and conclusions reached at the subject meeting. All attendees and recipients must review the minutes in detail and notify the Committee of any comments, errors, or omissions.

Respectfully submitted,  
Anthony Garrett

