

**TOWN OF TRURO ADHOC BUILDING COMMITTEE- FOR THE FUTURE PUBLIC WORKS  
FACILITY - COMMITTEE MEETING MINUTES  
TUESDAY, APRIL 23, 2024, at 4:30 PM EDT**

Meeting conducted via Virtual-WebEx - recorded and available for review at the following link:  
<https://reflect-trurotv.cablecast.tv/CablecastPublicSite/show/7152?channel=1>

A quorum of committee members was present:

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

Other attendees: Select Board Liaison Bob Weinstein, Town Manager Darrin Tangeman, and DPW Director Jarrod Cabral. Mike Richard and Jeff Alberti from Weston & Sampson.

**Public Comment Period**

- Truro resident and voter Brian Boyle.
- Truro resident and voter Mike Forgione spoke regarding the agenda item to finalize the recommendation to the Select Board on cost and square foot requirements and possible vote.

**Agenda Item – Assign notetaker.**

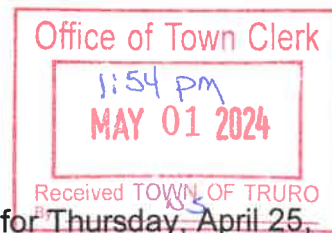
- Leif Hamnquist will be responsible for the meeting minutes on Thursday, April 11, 2024, and Thursday, April 25, 2024.
- Michael Cohen will be responsible for the meeting minutes for Tuesday, April 23, 2024.
- Bob Higgins Steele will be responsible for Monday, April 8, 2024, and Tuesday, April 16, 2024.
- Still subject to any editing, Anthony Garrett completed the meeting minutes for Thursday, April 18, 2024.

**Agenda Item – Approval of meeting minutes.**

- None were voted on for approval.

**Agenda Item – Town staff reports and updates.**

- Jarrod Cabral told the ABC that the ABC is on the Select Board agenda for Thursday, April 25, 2024.



**Agenda Item – Follow up from Weston & Sampson staff Q&A update from Thursday, April 18, 2024, & Agenda Item - Full cost comparison of steel/wood/steel & wood hybrid**

- **To the reader: these two agenda items were discussed simultaneously.**
- A cost summary includes the canopy enclosure, the concrete, and the revision to soft costs when adding the two components. Also, solar cost is not added to the total cost.
- Modified Anticipated Costs of a 20,150 sq. ft. New Hybrid Facility for 340 Route 6 site total with solar.
  - \$27,523,000 with roof-mounted solar included for \$353,000 for an all-steel building.
  - \$26,783,000 with roof-mounted solar included for \$353,000 for a hybrid (steel/timber) building.
  - \$23,533,000 with roof-mounted solar included for \$353,000 for an all-timber building.
- Though built into the overall cost projection, W & S provided a comprehensive spreadsheet regarding site-specific site development cost estimate of \$2,800,000. The ABC asked follow-up questions, which were answered by W & S. A 10% overall contingency is set for the job.
- The buffer zone from the abutters increased from the original plan of 74.7 feet to 91.8 feet and 36.2 feet to 58.8 feet.

- Jarrod confirmed the W & S presentation slides are available on the ABC website.
- Co-Chair Bob Higgins Steele asked for further clarification from W & S about the building shell cost only. Historically, according to W & S, the actual building cost averages 14% of the whole building cost. Based on that information, Bob can support the figures provided by W & S. According to W & S, they fall 1% to 2% of the bid open versus actual cost.
- Anthony Garrett expressed his concern about only having a 1% to 2% contingency. ABC member Anthony Garrett expressed the need for a higher contingency for the site work and to conduct a test pit soil sample at the site (better than boring) with an approximate 90-day turnaround for results.
- Ninety days seems to be the average timeframe for MassDOT to return a permit approval regarding a curb cut.
- Jeff Alberti of W & S suggested a partial escalation of 5% into 2026 to address potential unknowns. This will add \$500,000 to \$800,000 to the bottom-line numbers shown on the previous page for a completion date of September 2026.

**Agenda Item – Discussion on square foot cost reduction**

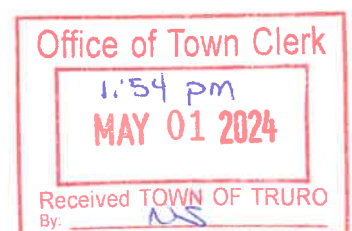
- Nothing added.

**Agenda Item – Possible preliminary selection of construction materials and methodology.**

- Weston & Sampson had not been familiar with the STRATA product before their call with them today. Weston & Sampson had a great conversation with STRATA; they were very informative, and the discussion piqued their interest. It appears they have a great product. Where else can they apply the STRATA product? Subtrades' reactions may be unknown, which could lead to price escalation.
- Public procurement: how do we ensure we get a competitive price in Massachusetts? Where does the labor force come from?
- If ABC wants to pursue the STRATA product, W & S suggested a subcommittee to pursue the STRATA product.
- The consensus from Town Manager Darrin Tangeman is that more vetting needs to be done regarding the STRATA product.
- Select Chair Liaison Bob Weinstein expressed concern about the time needed to vet the STRATA product. He feels that additional time used to vet STRATA will become politically unpalatable. He thinks that traditional methodology may be the most realistic approach.
- Leif Hamnquist reiterated that we are only in conceptual design. Getting funds in the hands of professionals needs to happen in the following steps to get the ABC questions answered accordingly.
- Jarrod Cabral mentioned his concern about how we bid on a proprietary product like STRATA.

**Agenda Item – Cost savings related to reduction cost.**

- Nothing added.



**Agenda Item – Finalize recommendation to Select Board on cost, square foot requirements, and possible vote.**

- A robust forty-minute discussion occurred amongst the ABC regarding this particular agenda item.
- Because we are at a conceptual design only, the ABC still provided informative and well-thought-out opinions regarding this agenda item.
- Working with professional design services is critical to moving this project forward.
- The highest number provided by W & S seemed to be the recommended baseline. This does not mean it will happen, but ABC did not want to shut the door using steel as a building product methodology. We want to explore ALL building options.
- Todd Schwebel liked the multiple-building layout.
- Co-Chair Michael Cohen read 4-2-6 of the Town of Truro Charter concerning the building site. "The Select Board shall serve as the custodian of all Town-owned property, unless otherwise provided by the General Laws, and shall plan for its preservation, maintenance, and protection, and shall plan for the timely replacement of capital facilities and infrastructure."
- As a result, a motion for a maximum borrowing authorization AG – estimated cost of \$28,310,000 after six meetings based on 20 150 sq ft. to cover the cost of building facilities and site work.
- Mike Forgione spoke in public comment about this one particular agenda item.
- **Bob Higgins Steele made a motion that the Adhoc Building Committee, after meeting from April 1, 2024, to April 23, 2024, for a maximum borrowing authorization of \$28,310,000, based on 20,150 square feet for the facilities and site work for the new DPW facility. Michael Cohen seconded it. A roll call was taken. Co-Chair Michael Cohen, Co-Chair Bob Higgins Steel, Anthony Garrett, Leif Hamnquist, and Todd Schwebel unanimously voted YES.**

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

- Jarrod is willing to provide a draft review of the Select Board memo for the Thursday, April 25, 2024, meeting.
- After the Thursday, April 25, 2024, meeting, the ABC will meet up to twice a month after the town meeting.
- When the ABC enters the next phase, life cycle assessment and analysis will be included. Bob Higgins Steele will give the context of the energy committee.
- Leif Hamnquist made a motion to adjourn the public meeting. Bob Higgins Steele seconded, and the ABC members approved on a roll call. Accordingly, the public meeting adjourned at 6:30 PM EDT.

Respectfully submitted,  
Michael Cohen

