

## Jarrold Cabral

---

**From:** Jarrod Cabral  
**Sent:** Thursday, March 10, 2022 12:31 PM  
**To:** Darrin Tangeman; Kelly Clark  
**Cc:** Alex Lessin; Trudi Brazil  
**Subject:** FW: Truro Talks (March) and DPW cost estimate update March 10 2020  
**Attachments:** Budgetary Scope and Fee for New Town Hall and DPW Building Water Supply; RE: DPW, Walsh, Safety Facility ; Truro DPW Temp Facilities; Truro - New Town Hall Water Supply Well; DEP Emails.pdf; FW: DPW, Walsh, Safety Facility ; RE: Truro DPW Temp Facilities

Good afternoon, I received an updated cost for a fire suppression tank that will be needed for our current location and is not part of the overall construction estimate (22.6M) that was presented at the Feb 8<sup>th</sup> Select Board Meeting. The total cost increase for the suppression system would be \$150,000 – \$190,000. Additionally, Mr. Alberti stated to me by phone to expect a minimum of a 5% annual increase to the overall construction estimate. I also requested data on recent bid openings for us to compare W&S estimated construction cost, winning bid cost, and actual cost once the projects are completed.

Updated cost to remain at 24 Town Hall Road with the fire suppression tank included  
High End \$119,000 - \$500,000 - \$250,000 - \$200,000 - 32,000 - 190,000 = 1,291,000  
Low End \$119,000 - \$400,000 - \$250,000 - \$100,000 - 32,000 - 150,000 = 1,051,000

The estimates or opinion of cost are provided by W&S and EPG, along with DEP guidance regarding well locations and use at our current location and Snows Field.  
Please see attached supporting documents for estimates.

Thanks – Jarrod

**From:** Jarrod Cabral  
**Sent:** Tuesday, March 8, 2022 12:53 PM  
**To:** Darrin Tangeman <dtangeman@truro-ma.gov>; Kelly Clark <ksclark@truro-ma.gov>  
**Subject:** FW: Truro Talks (March) and DPW cost estimate

Sorry - I added the phase 2 cost estimate – Thanks – Jarrod

**From:** Jarrod Cabral  
**Sent:** Tuesday, March 8, 2022 11:51 AM  
**To:** Darrin Tangeman <dtangeman@truro-ma.gov>; Kelly Clark <ksclark@truro-ma.gov>  
**Subject:** RE: Truro Talks (March) and DPW cost estimate

Please see attached emails for cost estimates, and correspondence from DEP.

EPG engineering for well and watermain from Snows Field - \$119,000 – I did not have this number the night of the meeting.  
EPG estimate for construction of watermain from Snow's Field with no start date - \$400,000 - \$500,000 based on current bid openings this was a zoom meeting with EPG - Ryan Paul, Paul Millet, and Marie Tuberville.  
W&S Well survey - \$60,000 included the 119,000 from EPG  
W&S Temp Facility - \$250,000  
W&S potential cost for temporary vehicle maintenance garage - \$100,000 – \$200,000

Phase 2 of current location - \$32,000

Low end \$119,000 - \$400,000 - \$250,000 - \$100,000 - \$32,000 = \$901,000

High end \$119,000 - \$500,000 - \$250,000 - \$200,000 - \$32,000 = \$1,101,000

This estimate is without an updated cost for a fire suppression tank if supported by the Town Hall existing well – This is a good idea if DEP allows it.

The W&S Phase 1 study recommends completing boring samples in various areas - I have not cost for remediation

DEP emails state – zone 1 radius to be 333’ around the well, and the radius must be contained on the individual parcel. With the radius at 333’ it will not fit at Snows Field or on the Trust parcel just below Snows Field. DEP did state that we could use the existing well as a backup if we were to bring in water from Snows field.

Thanks – Jarrod

**From:** Darrin Tangeman <[dtangeman@truro-ma.gov](mailto:dtangeman@truro-ma.gov)>

**Sent:** Tuesday, March 8, 2022 8:55 AM

**To:** Jarrod Cabral <[jcabral@truro-ma.gov](mailto:jcabral@truro-ma.gov)>; Kelly Clark <[ksclark@truro-ma.gov](mailto:ksclark@truro-ma.gov)>

**Subject:** Fwd: Truro Talks (March) and DPW cost estimate

Jarrod please review and let me know if MrKeuchlers comments have any merit. If you think it would be appropriate, I would be happy to post a response from W&S and EPG in the next April issue.

Get [Outlook for iOS](#)

**From:** Kevin Kuechler <[kkuechler@comcast.net](mailto:kkuechler@comcast.net)>

**Sent:** Tuesday, March 8, 2022 8:45:50 AM

**To:** Robert Weinstein <[rweinstein@truro-ma.gov](mailto:rweinstein@truro-ma.gov)>; Kristen Reed <[KReed@truro-ma.gov](mailto:KReed@truro-ma.gov)>; Susan Areson <[SAreson@truro-ma.gov](mailto:SAreson@truro-ma.gov)>; Stephanie Rein <[srein@truro-ma.gov](mailto:srein@truro-ma.gov)>; John Dundas <[JDundas@truro-ma.gov](mailto:JDundas@truro-ma.gov)>

**Cc:** Darrin Tangeman <[dtangeman@truro-ma.gov](mailto:dtangeman@truro-ma.gov)>; Noelle Scoullar <[nscoullar@truro-ma.gov](mailto:nscoullar@truro-ma.gov)>

**Subject:** Truro Talks (March) and DPW cost estimate

Dear Select Board,

In the March Truro Talks newsletter, in a piece entitled “Town of Truro New Public Works Facility” the total cost associated with keeping the facility at Town Hall is cited as being between \$892,00 and \$992,000. These figures are identical to the figures presented by Mr Cabral at the Select Board meeting of 2/22/2022.

Presenting these figures “as is” is both inaccurate and misleading. During the 2/22 meeting, I questioned Mr Cabral and confirmed that the estimate for establishing a new drinking water well at Snow’s Field, a significant portion of the “\$892,000- \$992,000,” includes water treatment for 1, 1, 1-trichloroethane (TCA), nearly a half mile of transmission lines, and a new tank for fire suppression.

## Jarrold Cabral

---

**From:** Alberti, Jeffrey <albertij@wseinc.com>  
**Sent:** Thursday, March 10, 2022 11:19 AM  
**To:** Jarrod Cabral  
**Cc:** Richard, Michael  
**Subject:** RE: Truro DPW Temp Facilities

Hi Jarrod,

I reached out to our independent cost estimator to get some figures on an underground cistern. I also included a cost for the associated fire pump vault and fire pump that would be needed. The cistern size is driven by sprinkler flows at the most remote area of the building which will likely require a 20,000 gallon tank. Below is what he provided:

### Cistern

- 20,000 gal tank	\$60-70k
- Excavate, backfill and stone bed	\$20-30k
- Internal piping, access doors and equipment	\$20-20k
<b>Total</b>	<b>\$100-120k</b>

### Fire Pump and Vault

- Precast vault	\$15-20k
- Excavate, backfill and stone bed	\$5-10k
- Internal piping, access doors and FP equipment	\$30-40k
<b>Total</b>	<b>\$50-70k</b>

Hanks  
Jeff

**Jeffrey J. Alberti, LEED AP**  
CHIEF OPERATING OFFICER  
direct: 508-203-8324



Weston & Sampson  
55 Walkers Brook Drive, Suite 100 | Reading, MA 01867  
tel: 978-532-1900  
[westonandsampson.com](http://westonandsampson.com)

Follow us on [Facebook](#) | [Twitter](#) | [LinkedIn](#)

**From:** Jarrod Cabral <jcabral@truro-ma.gov>  
**Sent:** Tuesday, March 8, 2022 11:19 AM  
**To:** Alberti, Jeffrey <albertij@wseinc.com>  
**Cc:** Richard, Michael <richardm@wseinc.com>  
**Subject:** RE: Truro DPW Temp Facilities

Hello, What would the cost be for a buried water tank for fire suppression be if we were to stay at Town Hall I thought we talked about this but can't remember the cost – was it 50K?

Thanks – Jarrod

**From:** Alberti, Jeffrey <[albertij@wseinc.com](mailto:albertij@wseinc.com)>  
**Sent:** Wednesday, February 16, 2022 1:49 PM  
**To:** Jarrod Cabral <[jcabral@truro-ma.gov](mailto:jcabral@truro-ma.gov)>  
**Cc:** Richard, Michael <[richardm@wseinc.com](mailto:richardm@wseinc.com)>  
**Subject:** Truro DPW Temp Facilities

Hi Jarrod,

Please note that if the Town were to remain at the existing DPW site, the Total Project Cost would need to include costs for temporary facilities during construction. We recommend that the estimate be increased by \$250,000 to cover temporary costs as follows:

- Rental of office trailer for staff (18 month duration)
- Rental of double wide employee facilities trailer (18 month duration)
- Rental of temporary toilet facilities – M/F ADA compliant (18 month duration)
- Monthly service charges for toilet facilities (18 month duration)
- Rental of storage containers to store small equipment and materials (18 month duration)
- Set up and break down charges
- Moving costs
- Temporary power provisions for engine block heater system
- Off-site rental of garage space for vehicle maintenance operations (Note – if none can be located, we may need to consider erecting a temporary structure to house maintenance operations which could add an additional 100K – 200K)

Thanks  
Jeff

**Jeffrey J. Alberti, LEED AP**  
CHIEF OPERATING OFFICER  
direct: 508-203-8324



Weston & Sampson  
55 Walkers Brook Drive, Suite 100 | Reading, MA 01867  
tel: 978-532-1900  
[westonandsampson.com](http://westonandsampson.com)

Follow us on [Facebook](#) | [Twitter](#) | [LinkedIn](#)

The contents of this e-mail and any attachments are the property of the Weston & Sampson companies. The e-mail contents are only to be used by the intended recipient of the e-mail. If you are not the intended recipient, then use, disclosure, copying, distribution or reliance on the e-mail is prohibited. All professional advice from us should be obtained in writing (not e-mail).

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

This communication may contain privileged or other confidential information. If you are not the intended recipient, or believe that you have received this communication in error, please do not print, copy, retransmit, disseminate, or otherwise use the information. Also, please indicate that to the sender and delete the copy you received. When writing or responding, please remember that the Secretary of State's Office has determined that email is a public record. Please take notice: All e-mail communications sent or received by persons using the Town of Truro network may be subject to disclosure under the Massachusetts Public Records Law (M.G.L. Chapter 66, Section 10) and the Federal Freedom of Information Act

The contents of this e-mail and any attachments are the property of the Weston & Sampson companies. The e-mail contents are only to be used by the intended recipient of the e-mail. If you are not the intended recipient, then use,