

**TOWN OF TRURO ADHOC BUILDING COMMITTEE- FOR THE FUTURE PUBLIC WORKS FACILITY - COMMITTEE MEETING MINUTES
MONDAY, APRIL 1, 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/7128?channel=1>

A quorum of committee members was present:

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

Other attendees: Select Board Liaison, Bob Weinstein, Town Manager Darrin Tangeman and DPW Director Jarrod Cabral.

At 4:31 PM EDT, Department of Public Works Director, Jarrod Cabral opened the first meeting of the Adhoc Building Committee – For The Future Public Works Facility

Agenda Item – Review charge and appoint committee officers.

- Jarrod began with a review of the Adhoc Building Committee Charge.
- Jarrod led the discussion of appointing a Chair, Vice-Chair, and Clerk.
- A motion to appoint Bob Higgins Steele and Michael Cohen as Co-Chairs was seconded by Chris Lucy. The motion passed with Bob Higgins Steele, Michael Cohen, Anthony Garrett, Chris Lucy, said, 'yes.' Alternate Todd Schwebel (non-voting). Leif Hamnquist abstained (not sworn in).
- A Clerk **was not appointed**. Michael Cohen offered to complete the meeting minutes for April 1, 2024, and the April 4, 2024, meetings. The Committee discussed a rotating method of completing the meeting minutes thereafter.

Public Comment Period

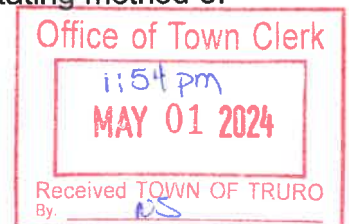
- No public comment took place.

Agenda Item – Review existing data as needed.

- Jarrod gave a timeline of the project dating back to 2017 to include Select Board and Weston & Sampson participation.
- The initial proposed building was 36,689 sq. ft., the first revision was 32,487 sq. ft., and now it's currently proposed at 29,608 sq. ft.
- Jarrod provided that (7) sites were vetted by the Select Board and Weston & Sampson and determined 340 Route 6 was ideal to meet the needs of the Town of Truro.
- Jarrod touted the location as an ease of doing business with other town entities.
- Co-Chair Cohen thanked Town Manager and Darrin Tangeman for hosting the DPW forum on March 27, 2024.
- Anthony Garrett discussed collaborative purchasing. It vets out contractors that perform different type of work. It gives the town the opportunity for networking for pre-engineered buildings and the advantages of doing so.

Agenda Item – Review square foot requirements and potential reductions

- A goal of the Adhoc Building Committee (ABC) at future meetings is to take a closer look at Jarrod's synopsis regarding town equipment. To include review of the number of machines, where they are assigned, some are permanently assigned, large scale machines, seasonal equipment, and year-round equipment. The ABC goal of designing a building with enough square footage that does not compromise the operational impact of the Truro DPW.



- In addition, the ABC will discuss reviewing the building footprint to consider the abutters.
- A breakout of vehicle storage that needs to be in a heated environment.
- The ABC realizes the life of the building housing equipment will take into consideration that gasoline, diesel, likely, is not the future. Looking toward the future, electric and hydrogen were mentioned as means to power the equipment. In the meantime, it is imperative that diesel equipment be kept inside at a minimum of 45 to 50 degrees. What is the optimum set point for diesel for both starting and hydraulics needs to be determined?
- Anthony Garrett provided a quick calculation that a significant amount of fill will be needed to bring the site up.

Agenda Item – Review construction methodology steel vs. wood

- Co-Chair Cohen provided a brief overview of a building product that is relevant to this agenda item. He discussed a building foam company, the benefits of the product, the need for input from fellow ABC members. The company is www.strataus.com also referred as STRATA International and SABA Building.
- Jarrod explained that like Truro, Marion, MA has similar needs for a building. Using wood frame as a cost cutting measure, they have determined it is less expensive than steel. Sub bids in wood frame in post and beam is approximately over \$7,000,000 for a 16,000 sq. ft. building. Please note: They are approaching this project by doing a significant amount of the project in house. Also, a 14,000 sq. ft., post beam is approximately \$1,300,000. Again, an all-wood building.
- Co-Chair Higgins Steele would like to pursue this further with a willingness to research it for the ABC.
- Anthony's opinion, wood is great, but as a committee, we must be cognizant of construction types and requirements that will need to be vetted out. Using specialized materials may possibly cut the labor pool as a qualified installer.

Agenda Item – Discuss future meeting dates.

- A brief discussion took place regarding an aggressive schedule that requires the need to meet twice a week from 04/01/24 until 04/22/24. The Select Board is looking for a recommendation by the ABC by 04/22/24.
- To keep to an aggressive schedule, Chris Lucy expressed the need for Weston & Sampson to join our meetings.

Agenda Item – Discuss future agenda topics.

- To include a different conceptual design, different square footage, heating, cooling, and to bring the Select Board a different conceptual design, layout where it's going, cutting square footage for Town Meeting.

Bob Higgins Steele made a motion to adjourn the public meeting. Anthony seconded, and the ABC members approved on a roll call. Accordingly, the public meeting adjourned at 5:37 PM EDT.

Respectfully submitted,
Michael Cohen

