

**TOWN OF TRURO ADHOC BUILDING COMMITTEE- FOR THE FUTURE PUBLIC WORKS
FACILITY - COMMITTEE MEETING MINUTES
THURSDAY, APRIL 4, 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/7137?channel=1>

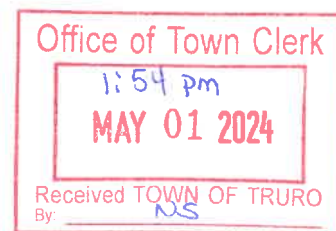
A quorum of committee members was present:

Co-Chair Bob Higgins Steele, Co-Chair Michael Cohen, Members Anthony Garrett, Leif Hamnquist, Chris Lucy, Alternate Member Todd Schwebel. Leif Hamnquist did not attend.

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

Public Comment Period

- Truro resident and voter Dennis O'Brien spoke.
- Truro resident and voter Bob Higgins Steele spoke.



Agenda Item – Town Staff Reports & Updates

- Jarrod confirmed Weston & Sampson will join with an update and cost at the following ABC meeting on Monday, April 9, 2024
- Town Manager Tangeman explained to ABC that he would abstain from voting until he could clear up the Select Board to amend the ABC Charge or not be a voting member.
- Town Manager Tangeman explained why the DPW Study Group is not included in the ABC Charge.
- Per Select Board Liaison Bob Weinstein, seven sites were reviewed and eliminated except for 340 Route 6. What will presented to town voters is an Article for a dollar amount predicated on the existing plan, pending an ABC recommendation on the size of the building and cost. He will also provide the Select Board with an update on Selectman's comments.

Agenda Item – Presentation from STRATA International

- Co-Chair Cohen introduced Amir Saebi & Tyler Payne of Phoenix, AZ, based STRATA International www.strataus.com
- Amir narrated a 38-slide presentation regarding the building system constructed of Expanded Polystyrene Foam (EPS). It also incorporates a ¼" of concrete to capsule the foam. **To get a thorough understanding of the presentation, please watch on <https://reflect-trurotv.cablecast.tv/CablecastPublicSite/show/7137?channel=1> and begin at 36:10 and concluded at 1:24:16**
- **There is simply too much content to list in the meeting minutes.**
- Wood, steel, and nails are not used in the entire construction.
- Some presentations included substantial environmental benefits, sound deadening, product strength, fire retardant, earthquake resistance, hurricane resistance, insulating values, cost to build, labor required, price comparison to wood, masonry, metal framing, and various product certifications.
- A plethora of Questions and Answers followed the presentation, that had robust participation from the entire ABC, primarily led by ABC Member Anthony Garrett and STRATA. For example, to gain a thorough knowledge of the Q&A, please begin using the link listed in the presentation for the product presentation. Q & A **starts at 1:24:49, and it concludes at 2:19:00**

- **There is simply too much content in the Q&A to list in the meeting minutes.**
- Anthony Garrett recommended that STRATA be added to the next meeting because time is needed to review and understand this nontraditional building product.

Agenda Item – Group discussion on design priorities.

- Jarrod recommended if square footage cuts are needed, please be cognizant of the operational needs; efficiency and storage is not impacted. Jarrod has asked for priorities from ABC members Anthony Garrett, Leif Hamnquist, Todd Schwebel (Alternate Appointment), and Select Board Liaison Bob Weinstein.
- The ABC is an agreement that our recommendation must be vetted with accurate data and that we should not publish a recommendation prematurely.

Agenda Item – Asset Inventory

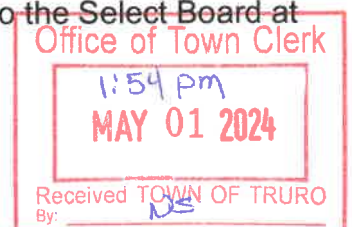
- Led by Jarrod Cabral, he provided the ABC with all (17) vehicles and machines in inventory in the Truro DPW. It was further broken down by seasonality, vehicle location, garaged, and non-garaged. At this time, as DPW Director, he does not see the need to add to the fleet.
- Jarrod explained what maintenance is done in-house versus what gets outsourced. Instead of a piece of equipment needing a tow, sometimes outsourced mobile assistance will come to the DPW facility to conduct a repair.
- Select Board liaison Bob Weinstein expressed that over the life of the building, the fleet going forward, the vehicle fuel source will change. Vehicle charging stations will be placed on the property in the future. Perhaps the proposed fueling station can be moved.

Agenda Item – Daily staffing levels and emergency response staffing

- Led by Jarrod Cabral, he provided the ABC with a breakdown of DPW staffing. The breakdown of DPW personnel is 2.5 year-round at the Transfer Station, 11.5 at the DPW (2 administrative, 4.5 building maintenance, and 3 at the DPW).
- Please note: One employee spends six months at the transfer station and six months at the DPW.
- Jarrod explained that emergency response staffing is a little different during DPW and can get up to 9 to 10 personnel.

Agenda Item – Reduced conceptual layout.

- Jarrod started this agenda item with a rudimentary 28,000 sq. ft. building plan and explained the floor plan layout. He also indicated that MassDot will conduct road work on Route 6 in the next few years. He also provided an overview of the topography, property line, and abutting the neighbors.
- Jarrod continued his presentation by showing ABC a 20,150 sq. ft. building plan that considers the DPW personnel and takes into consideration the abutters. Square footage cuts would come from the vehicle maintenance bay and large vehicle storage bay. He is concerned that a solid waste vehicle and some emergency personnel equipment would not fit with this concept.
- Leif inquired if the project could shift toward the cell tower or behind.
- Some ABC members are concerned that the 20,150 sq. ft. design is too small.
- Jarrod explained another Weston & Sampson layout at 21,300 sq. ft.
- Jarrod showed other layouts from Weston & Sampson at 19,500 sq. ft. that he believes is too small.
- He showed the original Weston & Sampson plan from 2019 presented to the Select Board at 32,000 sq. ft. It had two access points to the building off Route 6



- Vehicle maintenance savings indoor vs. outdoor vehicle storage over time are included in the Weston & Sampson presentation. Per Weston & Sampson, **Analyses has shown that it will cost 2 times more to store equipment outdoors over the life of a building.**
- Bob Weinstein touted the projected grade change is much more subtle than the current location. Also, he also expressed that the MassDot should be included in this discussion to any curb cut changes.
- ABC member Chris Lucy is concerned about the vehicle flow on some of the conceptual designs. Space is also needed for deliveries and supplies. He is also concerned about the fuel filling station in the center as being an impediment. If square footage is eliminated, he expressed that the need for an interior wash bay is not a priority because that space should be earmarked for more pressing needs.

Agenda Item – Cost comparison wood/steel data if available

- Jarrod is confident that Weston & Sampson will be participating in the ABC meetings in April.
- Jarrod has not received any information from the Marion, MA project.

Agenda Item – Discuss future meeting dates.

- Jarrod recommended a pretown meeting for special town meeting that we begin at 4 PM.

Agenda Item – Discuss future agenda topics.

- Weston & Sampson will participate on Monday, April 8, 2024. A discussion on Tuesday, April 9 at 10 AM
- Chris Lucy 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 PM EDT.

Respectfully submitted,
Michael Cohen

