

TOWN OF TRURO - ADHOC BUILDING COMMITTEE- FOR THE FUTURE PUBLIC WORKS FACILITY - MEETING MINUTES
THURSDAY, September 12, 2024, at 4:30 PM EDT

Meeting conducted via Zoom:

<http://trurotv.truro-ma.gov/CablecastPublicSite/show/7291?site=1>

A quorum of committee members was present:

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

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

1) Assign Notetaker

Co-Chair Higgins-Steele will complete the meeting minutes for 9/12/24. Co-chair Higgins-Steele and Member Garrett shared their experiences with AI notes, finding them useful despite occasional accuracy issues.

2) Public Comment

- a. Michael Forgione, town voter, suggested that the committee publish the design requirements including “must have” and “like to have” components of the project to minimize future issues.
- b. To “protect the ad hoc committee” he also questioned the precedent of citizen presentations outside of public comment

3) Approve meeting minutes

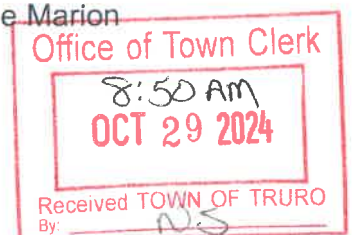
Approved minutes from August

4) Staff/member update

DPW director Cabral provided an update on the Phase 2 project, including the discovery of barrels and solid waste debris, and the ongoing investigation of PFAS findings and environmental study. Member Garrett expressed that resolving the lingering issue was positive from an environmental and legal standpoint. The team discussed the \$220,000 contract for an environmental study and remediation, the acquisition of an abutting property for public water supply, and the proposal from Weston and Sampson for a survey to aid in the design process. They also discussed negotiating a fee structure with Weston and Sampson (W&S) once an OPM is on board. The Town does not need to continue using W&S for the design phase. There would be considerable delay if we were to solicit a new project designer

Action Items associated with update:

- DPW Director Cabral to post the draft Phase 2 environmental report on the committee web page
- DPW director Cabral will share Marion DPW facility plans and contact information with any committee members that requests them
- Member Garrett and Member Hamnquist could reach out to the Marion DPW facility architect for additional insights



- Wellfleet DPW site visit on September 13th at 1 PM
- There may be a group site visit with the new OPM in early October
- Weston and Samson is scheduling a property survey when the OPM is onboard

5) Town hall DPW Site Building

Resident Chris Lucy, voter, and more importantly a member of the Truro DPW staff revisited the history of the project highlighting the escalating costs due to delays in decision-making and the potential for further cost increases.

He expressed concern about the lack of a clear plan for when the Owner's Project manager (OPM) is assigned and when Phase 2 is cleared

Other points

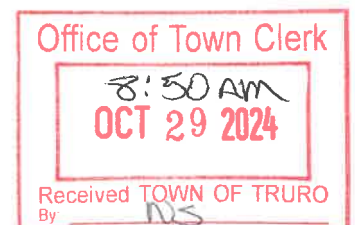
- Chris Lucy reviewed three options presented by Weston and Sampson, to blend them into a cohesive idea base for future discussions he:
- Combined the double bay building with the smaller administrative and employee building
- Suggested relocating the salt barn to improve access and efficiency. The final plan was designed to accommodate more parking for Town Hall employees and visitors while maintaining accessibility to all units and equipment.
- Discussed the layout of the property, the 60-foot distance to the property line and the 45-foot distance to the fuel tanks. He proposed shifting the building 20 feet to the west to create a 50-foot opening for tractor trailers.
- Highlighted the need to for large turning radii at various points to accommodate delivery trucks and the presence of two major telephone poles that would not be moved
- This would provide additional parking spots for Town Hall employees
- The Current fueling station is best in class can be moved it has a service life of another 20 years
- One drive through bay would be ideal (as in Wellfleet)
- The survey of the property, remains critical to design work

Committee members thanked and complimented Chris on a job well done. He gave the committee important input and information from the DPW staff's vantage point.

6) Other Massachusetts DPW sites

Co-chair Cohen spoke to the Town of Marion

- Marion: 14,400 sf metal building by Morton
- \$ 6,000,000, \$ 416 sf for the building only. We believe this includes no Mechanical, electrical and plumbing.
- It is designed by a local architect Saltonstall Architects
<https://www.saltonstallarchitects.com>
- The Marion design includes two lifts.
- Truro is welcome to visit or contact Marion again



7) Introduction of new members

Anastasia Song and alternate member Bob Pannessitti are the newest members of the ad hoc Committee, both have strong financial credentials. They introduced themselves. Their expertise and experience will be extremely useful.

8) Miscellaneous

Alternate Pannessitti asked why we are exploring what other Towns have done given that the needs and site selection have been defined over the past 5 or 6 years. Member Garrett replied that garnering info from other Towns is valuable. Member Hamnquist reminded the committee that the project is in the conceptual phase. Exploring ideas and concepts is appropriate. There are three very qualified OPM candidates. Once the OPM is selected the OPM can focus the designers and committee on the best path forward. Co-chair Cohen suggested committee members watch the OPM interviews when they are posted.

- 9) Wellfleet DPW site visit September 12 at 1:00 PM public invited, Next regular meeting Oct. 3

Respectfully submitted,
Bob Higgins-Steele and Zoom AI companion



10/28/2024

