

AHBC Update To The Select Board

LEIF HAMNQUIST – CHAIR

KEVIN BECICA – VICE CHAIR

OCTOBER 28, 2025

Tonight's Presentation

- ▶ **Committee Logistics**
- ▶ **Key Updates since our last presentation to the Select Board**
- ▶ **Committee's next actions**
- ▶ **Questions and Comments**

AHBC Logistics

- ▶ **New Committee Launched:** July 31, 2025
- ▶ **Current Officers:**
 - ▶ Chair: Leif Hamnquist
 - ▶ Vice Chair: Kevin Becica
 - ▶ Clerk: Bob Panessiti
- ▶ **Meeting Frequency:** Every 2 weeks
- ▶ **Select Board updates:** Next update is November 18th

Key Updates Since Last Presentation

► **Design & Bid Document Evolution:**

- The DPW garage will remain and be phased in, the DPW will move out of the garage in 7 calendar days once notified by the general contractor.
 - Plantings for the new well site and watermain will be included in the bid document as part of the new well installation.
 - The DPW will demo all the facilities except the DPW vehicle maintenance garage. This will be reflected in the updated estimate.
 - The DPW office Demo will need to take place as part of the PFAS remediation and capping project. The DPW Director and Office Manager will relocate to the Safety Facility. This will be reflected in the updated estimate.
 - The salt barn will be first in the construction sequencing, and this will be reflected in the bid document.
 - Westin & Sampson are actively scheduling to appear before the Planning Board, Zoning Board and BOH, the initial meetings will be held before the end of the year.
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- **Cost Estimates:** Updated cost estimates for the design development phase are expected to be delivered by October 31st.

Select Board & AHBC Approved Design and Bid Document

► **Base Bid (Approved September 25, 2025)* :**

- Administration, Building Maintenance, Fleet Maintenance, Wash Bay, workshop areas, Vehicle storage garage totaling 18,945 sf, 2,500 sf mezzanine **Total = 21,445 sf**

► **Bid Alternate Order*:**

- Alternate #1: 5,000 sf Fleet storage **Total= 26,445 sf**
- Alternate #2 4,050 sf standalone enclosed canopy **Total = 30,496 sf**

***All Scenarios** include a New Salt Shed, Generator Septic Treatment & Disposal System for the DPW and Town Hall, PWS Drinking Well with a Water Main for the DPW and Town Hall, Fire Protection Pump Room & Cistern Stormwater Drainage **All totals include 2,500 sf mezzanine**

Select Board voted to approve AHBC recommendations for the Modified Base and Bid Alternate Order.

Committee's Next Actions

- ▶ **Community Benefits Narrative:** Uniform talking points have been developed for the Ad Hoc Committee and the Select Board. This is a working document that will be updated as we move through the design and bid document development.
- ▶ **Engagement Plan:** Community forums have been tentatively scheduled for November 21st and April 10th, 2025 from 6:00pm-8:00pm at the Community Center along with smaller DPW facility discussions on the second Wednesday of every month beginning in January 2026 at Town Hall from 6:00pm-7:00pm.
- ▶ **Ongoing Communication:** Continue scheduling regular updates and recommendation checkpoints with the Select Board. AD Hoc Committee members will also be reaching out to schedule office hours with Select Board members.



Questions and Comments

REVISED 10/23/25
FOR REVIEW BY AHBC

Ad Hoc Building Committee Public Outreach Schedule

RESPONSIBILITY	ACTIVITY DESCRIPTION	START DATE	END DATE	2024																																											
				SEPT					OCT				NOV				DEC					JAN				FEB				MARCH					APRIL				MAY				JUNE				
				1	2	3	4	5	1	2	3	4	1	2	3	4	1	2	3	4	5	1	2	3	4	1	2	3	4	1	2	3	4	5	1	2	3	4	1	2	3	4	5				
Select Board Meetings	Every 2nd & 4th Tuesday																																														
Ad Hoc Bldg Meetings	Every 1st & 3rd Thursday																																														
Part 1- AHBC Outreach after Design Development	Select Board Office Hours Planning Board mtg Bd of Health, Pt Time Res.	10/20/2025	12/19/2025																																												
Part 2- AHBC Outreach after Constr. Docs Compl.	Q&A Open Discussions @ Town Hall & Zoom 1/14, 2/11, 3/11, 4/29	1/14/2026	4/29/2026																																												
	Community Forum 5-7 pm at Truro Community Center	11/21/2025	4/10/2026																																												
Part 3-AHBC Outreach After Bid Opening	ADD'L OUTREACH TO BE DETERMINED	4/4/2026	5/2/2026																																												
Weston & Sampson	Design Development		10/31/2025																																												
Weston & Sampson	Prepare Construction Documents	11/1/2025	1/30/2026																																												
Weston & Sampson	Construction Docs Compl. Final QA/QC	1/30/2026	2/11/2026																																												
Truro	Advertise	2/13/2026	2/13/2026																																												
Truro	Construction Bidding (Rev to 6 WKS)	2/16/2026	3/31/2026																																												
Truro	Review & Recom. Warrant (4 days)	3/31/2026	4/3/2026																																												
Truro	Town Meeting		5/2/2026																																												
Truro	Award Contract		5/22/2026																																												
Truro	Issue Notice to Proceed		6/1/2026																																												

October 2025

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
			1	2	3	4
5	6	7	8	9	10	11
12	13	14 4:00 WasteWater Planning Mtg Town Hall	15 4:30 Select Board Mtg	16 9:30-11 am SB Medoff T.Hall (Bob) 4:00 Ad Hoc Bldg Comm. Zoom	17	18
19	20 5:00 pm Part-Time Resident Committee Remote (Leif)	21	22 9:30-11 am-SB Dundas T.Hall 5 pm-Planning Board Mtg, PW on Agenda	23 *6:00 pm Community Preservation Hybrid Informational Forum @ Truro	24 5:00 Library Annual Halloween Party	25
26	27 4:00 pm Ad Hoc Walsh Property Hybrid Mtg	28 5:00 Select Board Mtg w/in person AHBC Update	29	30 10:00 am Climate Action Comm. @ Town Hall 4:00 Ad Hoc Bldg Comm. Zoom	31	
	Note: No Energy Committee Mtgs on Truro website			Note: Example of Informational Forum at the Library		

November 2025

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
						1 10-11:30 am-SB Girard-Irwin at Transfer Station
2	3 5:00 pm Conservation Committee Hybrid Mtg @ Town Hall	4	5 5:00 pm Planning Board Remote Zoom Mtg	6 4:00 pm Commission on Disabilities Mtg	7	8
9	10 4:00 pm Ad Hoc Walsh Property Hybrid Mtg	11	12 1:00 Human Services Committee @ Truro Town Hall 5:00 Select Board	13 9:30-11-SB Medoff office hrs @ Town Hall 10:00 am Climate Action Comm. @ Town Hall 4:00 Ad Hoc Bldg Comm. Zoom	14	15
16	17	18 1:00 pm Human Services 4:30 pm Board of Health 5:30 pm Select Board Hybrid Mtg	19 9:30-11-SB Dundas office hrs@T.Hall 5:00 pm Planning Board Remote Zoom Mtg	20	21 5:00 -7:00 pm Community Forum	22
23	24 4:00 pm Ad Hoc Walsh Property Hybrid Mtg	25 5:00 pm Select Board Hybrid Mtg	26	27 Thanksgiving Note: 2nd Ad Hoc Building Committee falls on Thanksgiving	28 Thanksgiving	29
30			Note: No Part-Time Resident Mtg in Nov. on Town Calendar			

December 2025

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
	1 5:00 PM Conservation Commission	2 4:30 Board of Health	3 5:00 Planning Board	4 10:00 Climate Action Committee 4:00 Possible AHBC mtg	5	6
7	8 4:00 Walsh Committee	9 5:00 PM Select Board	10	11 5:00 Housing Authority 4:00 Possible AHBC mtg	12	13
14	15	16 4:30 Board of Health 5:30 Select Board	17 9:30 -11:00 am Dundas Office Hours @ Town Hall 5:00 Planning Board	18 10:00 Climate Action Committee 4:00 Walsh Property 4:00 Possible AHBC mtg	19	20
21	22	23	24	25 Christmas Holiday	26	27
28	29 5:30 Zoning Board	30	31			

January 2026

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
				1 4:00 AHBC tentative	2	3
4	5	6	7 5:00 Planning Board Mtg	8 5:00 Chair Roundtable Mtg	9	10
11	12	13	14 6:00 New DPW Facility Q&A Town Hall	15 4:00 AHBC tentative	16	17
18	19	20	21 5:00 Planning Board	22	23	24
25	26 5:30 Zoning Board	27	28	29	30 Construction Documents Complete	31

February 2026

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
1	2	3	4	5 4:00 AHBC tentative	6	7
8	9	10	11 6:00 New DPW Facility Q&A Town Hall	12	13 Advertise New DPW Project	14
15	16	17	18	19 4:00 AHBC tentative	20	21
22	23	24	25	26	27	28

March 2026

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
1	2	3	4	5 4:00 AHBC tentative	6	7
8	9	10	11 6:00 New DPW Facility Q&A Town Hall	12	13	14
15	16	17	18	19 4:00 AHBC tentative	20	21
22	23	24	25	26	27	28
29	30	31 Bid Opening New DPW Project				

April 2026

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
			1	2 4:00 AHBC tentative	3 Recommend Contract Award Warrant(s) for New DPW	4
5	6	7	8	9	10 5:00-7:00 Community Forum at Community Center	11
12	13	14	15	16 4:00 AHBC tentative	17	18
19	20	21	22	23	24	25
26	27	28	29 6:00 New DPW Facility Q&A Town Hall	30		

Current Facility

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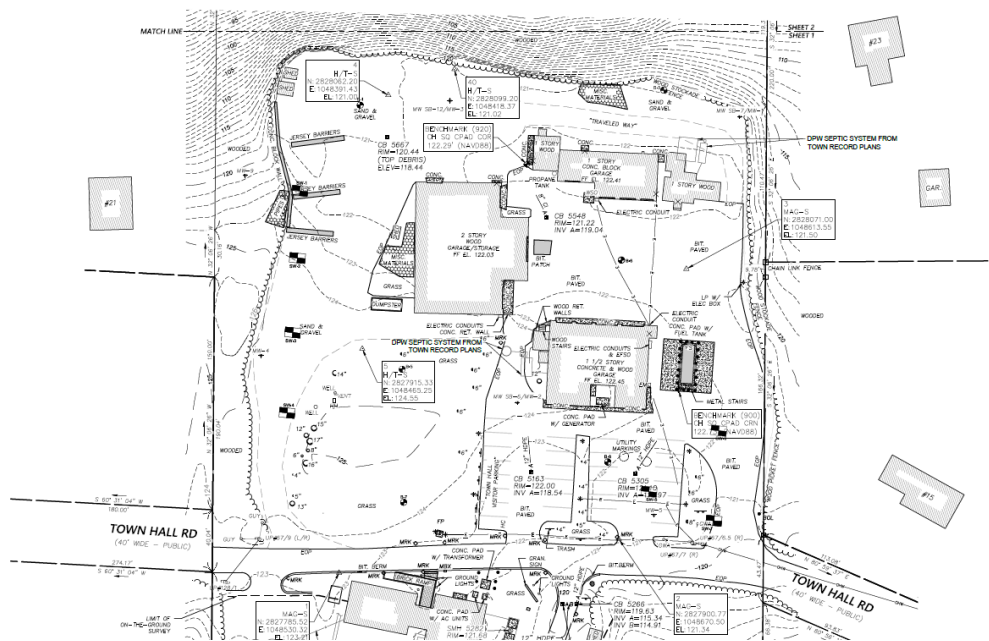
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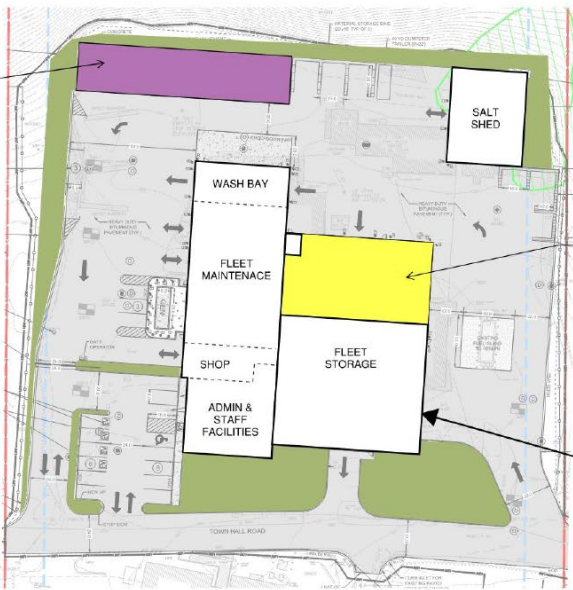
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AD HOC COMMITTEE RECOMMENDATION

BID ALT 2
COLD STORAGE
BUILDING (4,050 SF)
\$ 1.5 M



BID ALT 1
STORAGE GARAGE
EXTENSION (5,000 SF)
\$ 1.36 M

- BASE DESIGN**
- DPW BUILDING (18,955 SF)
 - MEZZANINE (2,500 SF)
 - NEW SALT SHED
 - NEW SEPTIC SYSTEM (FOR DPW & TOWN HALL)
 - NEW GENERATOR
 - PWS WELL & WATER MAIN (FOR DPW & TOWN HALL)
 - FIRE PROTECTION CISTERN AND FIRE PUMP ROOM
 - STORMWATER DRAINAGE
 - \$22.2 M
 - GEOTHERMAL WELL FIELD
 - \$1.2 M