

AFFORDABLE DPW PROJECT

UPDATED 5/5/26

WHY TRURO'S DPW CAN BE BUILT FOR \$20 MILLION OR LESS

In 2024 Truro voters **rejected a \$28 Million DPW** proposal because it was too expensive.

Now the same basic proposal has been resurrected, costing even more

→ **\$29.02 Million in total project cost – and after borrowing costs – at over \$53 Million!!!**

We need a new DPW - at the **right size** and the **right price**. Taxpayer pressure has led to some reductions in cost - **BUT NOT ENOUGH** .

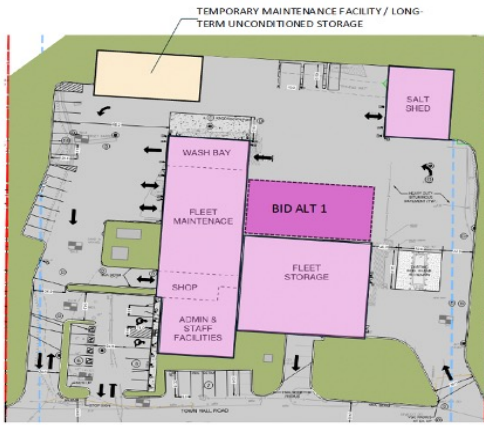
Many other “green” Massachusetts towns - with larger populations, more services, roads, employees, and vehicles - **have built modern DPW facilities in 2025-26 for \$10 M less** on average on an equalized cost basis.

Why can't Truro build a DPW for under \$20M then? **Why WON'T Truro?** Here's proof it can be done.

Based on DPW data available through 5/1/26 and Select Board packet of 4/22/26

CURRENT ESTIMATED COSTS

DPW REPORT TO COMMUNITY | APRIL 16, 2026 | UPDATED & ACCEPTED BID COSTS



Base Design

- New Public Works Facility
- Fabric Structure; Temporary Maintenance Facility / Long-Term Unconditioned Storage
- New Salt Shed and Emergency Generator
- New Drinking Well for DPW & Town Hall
- New Septic System for DPW & Town Hall

RED highlights added

	Base Design
Construction Costs	± \$ 22,326,000
Soft Costs	± \$ 5,581,125
Contingency	± \$ 1,116,300
Total Project Cost	+\$29,023,425
2024 Appropriation	(\$ 2,800,000)
Total Remaining Project Cost	± \$ 26,223,425

Full Cost with Interest = \$53,453,785

If voters pass Article 3, then \$28.02M will accrue interest. Debt service changes to \$51.6M and full taxpayer cost is \$52.6M Total Project Cost is \$29M.

PROPOSED DPW TAXPAYER COST

PRINCIPAL + INTEREST
(DESIGN/BUILD) + (FINANCING COST)

AA+ RATED BOND | 4.5% FOR 30 YRS

FOOTNOTES:

1. ASSUMING 30 YR LEVEL DEBT AT 4.5% PER CURRENT INDICATIVE MA AA+ BOND YIELDS

2., WE ASSUME CONSERVATIVE,, SIMPLE BOND BASIS OF 4.5% / 30YR / LEVEL DEBT SERVICE

3. DEBT SERVICE = PRINCIPAL + INTEREST

BASED ON DPW BID DATA (4/16/26)
& TOWN WARRANT (ART. 3 & 4)

Municipal Bond Financing

Term 30 years | 4.5%^{1,2}

TOTAL PROJECT COSTS

	<u>Base Cost-NO Free Cash</u> Article 3 fails	<u>Base Cost- w/Free Cash</u> Article 3/Sec 14 passes
Principal	\$ 29,023,425	\$ 28,023,425
Interest	\$ 24,430,360	\$ 23,588,614
Total Debt Service	\$ 53,453,785	\$ 51,612,039
TAXPAYER COST	\$ 53,453,785	\$ 52,612,039
Annual Budget Surcharge/30 years	\$ 1,781,793	\$ 1,720,401

Added Notes:

Principal of **\$29.02M is ACTUAL** cost no matter how funds are moved around. ATM Article 4 requests lower appropriation for **\$25,223,045. Excludes \$2.8M** (as prior borrowing/Schematic) and **\$1M free cash** (if Art 3/Sec 14 passes).
Free Cash not subject to interest.

COST COMPARISONS TO PEER DPW PROJECTS IN MA

TRURO SIGNIFICANTLY EXCEEDS EQUALIZED COSTS IN COMPARISON

- Truro Proposes a **DPW Total Project Cost** for **21,300 sq ft / \$29,023,425** ~ \$1M higher than voters rejected in 2024.
- This is equivalent to a Truro per sq ft cost of **\$1,363 per sq ft**.
- With interest, the taxpayer costs may be as high as **\$53,453,785** ~ equivalent to \$4.4M per DPW employee; \$3.6M per DPW vehicle; \$1.4M per DPW mile serviced; or ~\$16,000 per household. Even if we reduce principal by free cash, grants or reimbursements – which are iffy – these changes save little for taxpayers.
- **Peer green community DPWs** in 5 MA towns range from **22,000 to 33,000 sq ft** with actual costs of **\$18.9 to \$25.5M in 2025-26**.
- Of these, the four completed projects range from ~ **\$724–\$986 per sq ft. (Average = \$840/sq ft)** Hadley voters recently **rejected their DPW at \$940 per sq ft** and set the project aside, as Provincetown did, where **voters rejected a DPW at \$690/sf**.
- Truro costs a **62% premium over peer projects** and is the only one that **exceeds the town's Operating Budget**.
- This differential results in **\$10M+ in excess project cost**, with corresponding increase in financing, debt, and taxpayer burden.
- None of these 5 peer green communities relied upon Truro's engineers ~ who for 7+ years have only increased proposed costs.
- It makes sense to **abandon the current proposal and find new engineers to propose new scope, design, and cost controls drawing on peer project plans ASAP** to quickly advance a DPW project for voter approval **by ATM 2027**.
- **TRURO deserves a DPW serving the Town's needs that is right-sized and right-priced – at or under \$20M total.**

TOWN BY TOWN COMPARISONS OF SIX NEW DPW COSTS 2025-26

IN ACTUAL TOTAL COST & PER SQUARE FOOT COST, TRURO IS THE HIGHEST BY FAR

CALCULATED ON AN EQUALIZED BASIS IN "TRURO DOLLARS" (10% "CAPE COST OF BUSINESS" UPTICK + 4% PER YEAR INFLATION)

Boxford DPW completion 2026

22,392 sqft
\$18,996,658

OPM – CHA Solutions
Architect/Designer:
HK(Helene Karl) Architects, Inc.



Hadley DPW

Selectboard removed DPW from 2025
Town Meeting Warrant and voters
rejected Prop 2 1/2 override due to cost

23,000sqft
\$21,600,000

OPM – Colliers
Architect/Designer:
HK(Helene Karl) Architects, Inc.



Hadley voters **REJECTED**
this plan due to excess
cost (i.e. **\$940 / sq ft**)

Hudson DPW – in process - late 2026

33,000 sqft
\$23,900,000

OPM – CMS, Inc.
Architect/Designer:
HK(Helene Karl) Architects, Inc.



Whitman DPW completed late 2025

27,500 sqft
\$22,000,000

OPM – CMS, Inc.
Architect/Designer:
HK(Helene Karl) Architects, Inc.



Wrentham DPW completion 2026

25,800 sqft
\$25,450,000

OPM – CMS, Inc.
Architect/Designer:
HK(Helene Karl) Architects, Inc.



Truro DPW Design AS BID Total Project Cost

Base: 21,300 sqft
\$29,023,425

Debt Service:
\$53,453,785

OPM – Paul Millett/APEX
Architect/Designer:
Weston & Sampson



Costs Comparison
on Equalized Basis
(Truro-Adjusted)

Outside Truro
Average=\$840/sf
(Range \$724-\$986/sf)

VS

Truro cost per sq ft
\$1,363

Truro Costs **+62%**
\$10± M too much!

HOW TRURO COMPARES ON DPW COST FACTORS

TRURO HAS THE SMALLEST

- Population – less than 1/2 to 1/10th of peer towns
- Number of DPW employees
- Number of DPW vehicles
- Smallest number of road miles serviced
- Smallest annual snowfall
- The smallest number of total services provided

TRURO HAS THE **HIGHEST**

- **Total DPW Cost**
- **Total enclosed square footage AND price per sq foot**
- **Cost per DPW employee AND per DPW vehicle**
- **Per capita DPW cost (~ 4x nearest cost / 10x lowest)**
- **Total Cost v Annual Budget – only Truro's DPW exceeds its Annual Operating Budget**
- **Service cost per mile**

See for yourself on the following charts **WHY Truro's DPW is oversized AND overpriced...**

TRURO COMPARED TO FIVE OTHER MA SMALL TOWNS

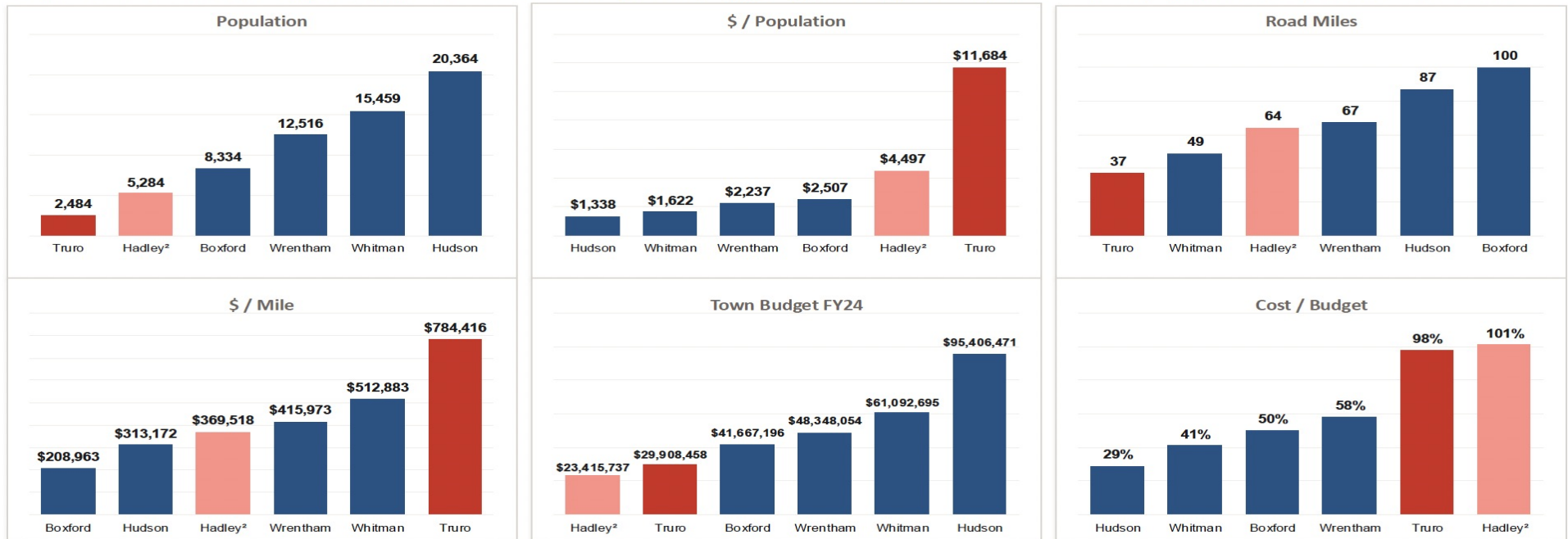
SHEET 1 OF 2

TRURO IN RED | COMPARABLE TOWNS IN BLUE | DELAYED IN CORAL (DUE TO HIGH COST)

MA SMALL TOWN DPW COMPARABLES — TRURO vs. PEER TOWNS (1/2)

Truro (proposed) Comparable towns Hadley² (cancelled due to cost)

Equalized Cost: 10% Outer Cape Premium + Construction Year Inflation (4%/yr) – applies to apples comparison · ²Hadley: project on hold/cancelled due to cost



Sources: Town Meeting Records, Mass.gov (DOR, DLS+), MMA, NOAA, Town Websites/Official Documents · ²Hadley: voter-rejected due cost over \$940 /sf · Truro est. completion 2027

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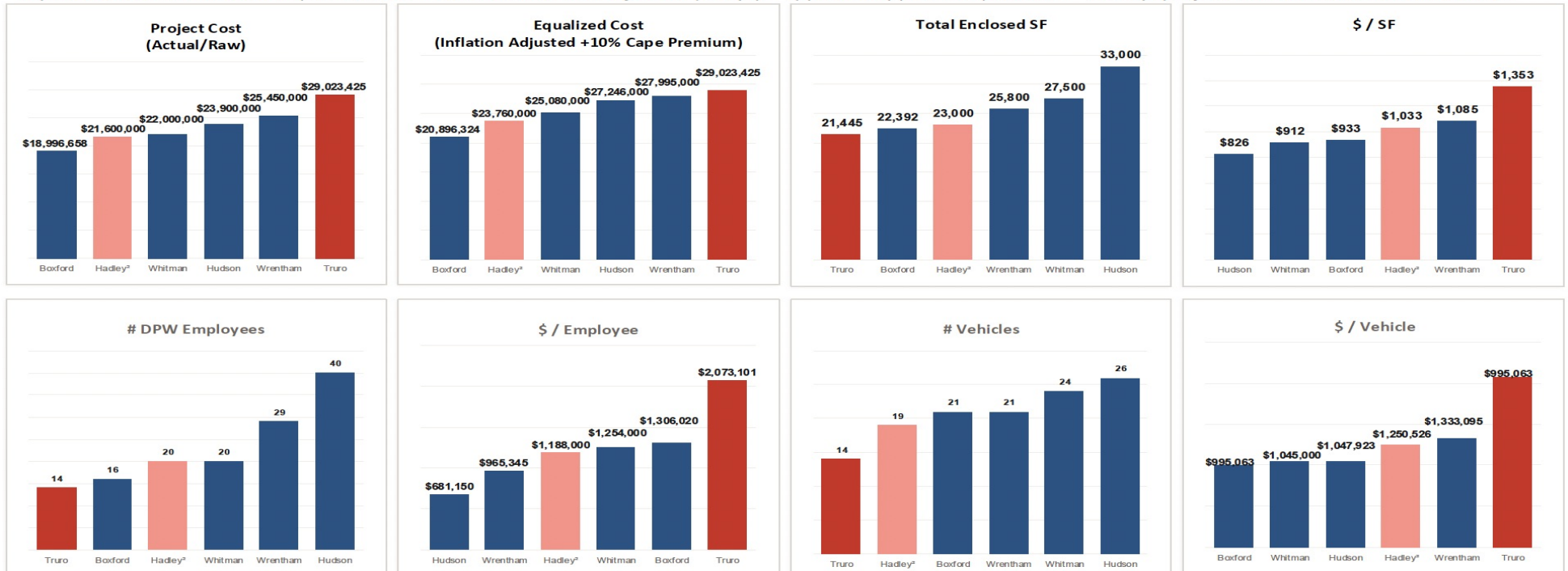
SHEET 2 OF 2

TRURO IN RED | COMPARABLE TOWNS IN BLUE | DELAYED IN CORAL (DUE TO HIGH COST)

MA SMALL TOWN DPW COMPARABLES — TRURO vs. PEER TOWNS (2/2)

Truro (proposed) Comparable towns Hadley² (cancelled due to cost)

Equalized Cost: 10% Outer Cape Premium + Construction Year Inflation (4%/yr) – apples to apples comparison · ²Hadley: project on hold/cancelled due to cost



Sources: Town Meeting Records, Mass.gov (DOR, DLS+), MMA, NOAA, Town Websites/Official Documents · ²Hadley: voter-rejected due cost over \$940 /sf · Truro est. completion 2027

TRURO SERVICES COMPARED TO FIVE OTHER MA SMALL TOWNS

TRURO DELIVERS ONLY 10 OF 15 STANDARD SERVICES - LOWEST OF ALL

MA SMALL TOWN DPW — HOW TRURO COMPARES — DPW DUTIES

■ Yes — duty performed
 ■ No — not performed

DUTY	TRURO	BOXFORD	HADLEY	HUDSON	WHITMAN	WRENTHAM
Roadway Maintenance	Yes	Yes	Yes	Yes	Yes	Yes
Drainage Systems	Yes	Yes	Yes	Yes	Yes	Yes
Grass Mowing	Yes	Yes	Yes	Yes	Yes	Yes
Town Trees	Yes	Yes	Yes	Yes	Yes	Yes
Public Buildings	Yes	Yes	Yes	Yes	Yes	Yes
Vehicle Maintenance	Yes	Yes	Yes	Yes	Yes	Yes
Parks & Public Areas	Yes	Yes	Yes	Yes	Yes	Yes
Streetlights	Yes	Yes	Yes	Yes	Yes	Yes
Snow Removal	Yes	Yes	Yes	Yes	Yes	Yes
Transfer Station	Yes	Yes	No ¹	Yes	No	Yes
Trash Collection	No	Yes	No ¹	No	Yes	Yes
Recycling Collection	No	Yes	No ¹	No	Yes	Yes
Municipal Water	No	No	Yes	Yes	Yes	Yes
Municipal Sewer	No	No	Yes	Yes	Yes	Yes
Cemeteries	No	No	Yes	Yes	No	Yes

Sources: Town websites and other public sources

¹Hadley contracts with outside vendor for these services

SUMMARY AND CONCLUSIONS

TRURO'S DPW **CAN BE BUILT FOR UNDER \$20M**

THE CURRENT PROPOSAL IS OVERSIZED AND OVERPRICED

- Truro residents successfully pressured the DPW to reduce proposed costs by several million. **But this is not enough** - and not all the Town can do to bring a DPW in under \$20M. The Town needs to show respect and listen to voters.
- On a total project cost basis, **Truro's DPW Bid is the highest** of five recently completed or voter-presented DPWs in MA
- On a per square foot cost, Truro's DPW is over 60% more expensive than comparable structures serving more people, providing more services, with more road miles, more vehicles, more staff, under more difficult conditions.
- OTHER TOWNS HAVE PROVEN a new DPW can be built better, for less.
- For Truro to do this, we can immediately adopt and adapt the plans recently completed by five other MA towns and **develop a DPW in the range of \$840/sq ft.**
- Unless and until Truro does so, voters will be asked to pay for a "Garage-Mahal" – a facility MUCH more expensive than we need or that taxpayers can afford.
- **This is "not the best we can do" and these 5 peer communities offer viable "Plan B" options.**
- Voters should say **NO to the DPW proposal presented at ATM unless it is at or under \$20M total.**
- **We can do better – and we should do better.**

ABOUT THE AFFORDABLE DPW PROJECT

GIVING THE FACTS ABOUT TRURO'S LARGEST AND MOST EXPENSIVE CAPITAL PROJECT

- In 2025, a group of dedicated Truro taxpayers and voters with expertise in engineering, municipal construction, architecture, DPW design, public finance, data analysis, and communications joined together to monitor and evaluate ongoing evolution of new DPW plans and costs over the past year.
- Our mission is simple: to make sure that taxpayers and voters understand what Truro is **actually proposing** and know what other small MA towns recently building new DPWs have **actually approved or rejected and why**.
- We rely upon public records and official data from cited Town websites, multiple state agencies, scientific sources (such as NOAA), trade sources, and more. We have extensive factual backup – and much more data as well.
- We have evaluated and compared Truro's plans based on multiple factors - facility features, DPW services provided, number of employees, number of vehicles, amount of snowfall and road "call outs" and other features that allow the reader to make sense of Truro DPW's bottom line: total cost, cost per sq ft, and financing costs.
- We will continue this effort to evaluate the VALUE of the Truro DPW so that Truro taxpayers and voters can make informed decisions at ATM **to get the DPW Truro needs at a justifiable and affordable cost.**

Dennis O'Brien and Vince O'Connell - Project Leads | affordabledpw@gmail.com