

Town of Seekonk
South End Fire Station
Building Committee

Committee Members Attendance:

☒ David Viera (Chairman) ☒ Michael Bourque (Vice Chairman) ☒ Nicholas Rondeau (Clerk)
☒ David Sullivan (Member) ☒ James Tusino (Member)

Other Attendees:

Chief Rave TA Cadime AsstTA/Dir.HR/Dir.Comms Days FF. Young Lt. Laprade Selectmen
Zorra Selectmen Sullivan

Meeting Date: 1/7/2021 Time: 7:00 PM

Per Governor Baker's Order suspending certain provisions of the Open Meeting Law, G.L. c. 30A, sec. 20 the public will not be allowed to physically access this Board of Selectmen meeting. However, public comments and questions may be submitted to the Board in advance of the meeting by sending an email to SeekonkSEFSBC@gmail.com prior to or during the meeting.

Continuing Business:

Information from Dir. Days related to Communications Department:

Dir. Days started referencing the Study Committee's last two provided architecture drawings which included a proposed added Communications Center in the South End Fire Station; including needed space for new consoles and planning for the future. Some of the included concepts in the architecture drawing included larger consoles than we currently have with the addition of two additional consoles. A space provided for the Director of Communications Office including a closet for storage. Also, to provide a better kitchen and lockers, wall space for the camera system monitors, and other concepts described below.

List was provided by Director Days including: An attached rendering by Brewster Thornton Group to provide Dispatch.

- a space that could accommodate a minimum of four consoles with the available space for a fifth or smaller console (console options were provided to Brewster Thornton Group so they understood the general design)
- an Office that would accommodate one desk for Dispatchers to complete training off the Comm Center floor
- Storage Space (Closet)
- A kitchen area capable of accommodating full size appliances, with a door to allow Dispatchers separation during meal breaks.
- Lockers
- an Office that overlooks the Communication Center for the Director
- an entrance directly into dispatch from the outside
- access to a bathroom outside of the Comm Center

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- an uninterrupted wall for monitors (no windows)

Added requests: Lavatory for Dispatchers not on the dispatch floor but for access to them.

Windows maybe at the top of the wall. Over cabinets for fresh air and natural light.

A solar tube similar to a skylight.

Requests from the Fire Department:

Chief Rave:

See the attached Document from Chief Rave. Addendum I.

If the building has a second floor the request from the Chief would be to include the:

- 5 dorms aka bunk rooms (bedrooms). Each bedroom would be separate one FF per room. Which has proven very important as a result of recent dealings with COVID19. One of the 5 rooms is a little larger which would be the Officers' quarters, desk and computer workstation and storage for files.

Try to maintain a female bunk room; having a single Fire Fighter room will be a great solution to maintain female bunks and give not only one but several options.

If a few extra bunk rooms could be made available for when extra personnel are being housed at the station during special events or weather-related events.

- locker rooms could be in the rooms or just outside of the rooms but easily accessible, and large enough for uniforms, clothing, personal items of the Fire Fighters. Looked at Acton, MA has a similar setup.

2 Stairways (for egress), and possibly a Fire pole.

- showers

all above mentioned would be on the 2nd floor.

One unisex bathroom on the first floor.

Recently visited Plainville and saw their gear storage which included 20 gear lockers. The room was about 16' by 16' in dimensions, off of the apparatus room. Separate ventilation from the rest of the building. With a negative pressure. Also, no ultraviolet light in the room.

A breathing air compressor room. There isn't one at Station2. HQ does have one. It would be great to have a second or backup at the South End Station. At least the room or space for the equipment. The purchase of the equipment can be done at a later time.

A room for Maintenance of the SCBAs and an enclosed room due to noise of the Air Compressor.

Request for a third apparatus bay, with the capability of backing into the bay.

Mr. D. Sullivan asked Chief Rave how much of the presented list meets NFPA standards, maybe not the size of the rooms presented but the concepts within the list, separation of bunker gear, locker rooms, etc. Chief Rave stated the concepts in the list provided do follow NFPA Standards.

Mentioned by the Chief Rave, Zetron alerting system – A study was conducted and shows an IP based system for the new proposed South End Station, North Station and HQ station would be the recommendation.

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North and HQ stations were estimated \$30,000.00 for each station for the IP based system. We need to add the cost of the Zetron alerting system for the South End Station either to the full project or a separate article for the North, South and HQ(Center) Stations.

Mr. Tusino mentioned the size of the lot to build on is going to cause an issue for the amount of parking at the site.

Mr. Tusino asked about the setbacks. Email was mentioned that Mr. Bourque was able to obtain from Town Planner. PDF was shown during the meeting See Addendum II.

Mr. Viera inquired about the new radio system and how would the communications center be able to link into the current system. Mr. Cadime mentioned the fiber optic could be branched off and brought down School St.

Mr. Viera asked Mrs. Days about the Communications radio system. Mrs. Days stated this was discussed at one point during the radio project. And Nick Rondeau might be able to speak a little more about it.

Mr. Rondeau referenced seeing in the feasibility study documents the possibility of using the old Radio Tower from Public Safety property, which would be installed at the South End Station, possibly in the Northern rear corner (facing the property from the road, the right rear corner) of the property.

The connection methods for the radio system would be Microwave and Fiber Optics which create a redundancy system

As Mr. Cadime mentioned, the Fiber Optics from Fall River Ave at School St could be split off down School St to the South End Station site. And as long as the Tower is tall enough to connect by line of sight taking into account the terrain and the tree line between the Fall River Ave site and the Public Safety Complex tower site this will complete the connection via microwave to the two locations. Allowing for the South End Fire Station/Communications Center connection to the new Radio Communications system.

The height of the Tower, tree line, and terrain will have to be determined and investigated to see if the Tower is tall enough to be used. There is a possibility of raising the concrete base of the Tower up above grade 5' to 10' to allow some additional height with the tower on it.

Mr. Sullivan mentioned the possibility of looking into the property behind the Seekonk Housing Authority for additional parking. Which is currently owned by the Housing Authority. Trying to keep it in mind for possible need of parking.

Mr. Viera stated we are most likely going to have to have a second floor to allow for the needs of the Fire Departments and the Communications Center.

Mr. Viera asked Mr. Cadime's thoughts on the second floor. Mr. Cadime mentioned, to keep in mind this is a satellite station, an additional station for the Town. Cost of a second floor is going to bring the overall budget up too high and cause the taxpayers to possibly not be in favor of it.

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Mr. Sullivan asked Mr. Cadime, does the State 911 have any funding that can be used for assisting the cost of the project that are non-regional related. Mr. Cadime stated the state might have grants available, we will have to look into any available grants.

Mr. Viera mentioned to summarize, and we need to pick meeting dates.

Mr. Sullivan asking Mr. Cadime, is Feb 11th too soon for a meeting after receiving the OPMs that are submitted. Mr. Cadime said Feb. 11th might be too soon.

New Business:

OPMs and RFPs timeline:

February 10th, 2021: submitted proposals received by Town Hall

February 11th : to the 25th Interviews

2/18/21 and 2/25/21 : Zoom meetings to review OPMs/RFPs

Proposed finalists

Next meeting: Date(s):

Review the submitted/received OPMs/RFPs: 2/18/2021 Time: 7:00 pm

Meeting to send finalists to Board of Selectmen: 2/25/21 Time: 7:00 pm

Meeting Minutes:

Motion to accept the meeting minutes from the September 9th, 2020 meeting, Motioned by Mr. Bourque.

Seconded by Mr. Sullivan.

Roll Call Vote: Nick Rondeau – Yes, David Sullivan – Yes, Michael Bourque – Yes, James Tusino – Yes, David Viera – Yes.

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Motion to accept the meeting minutes from the October 8th, 2020 meeting, Motioned by Mr. Sullivan.
Seconded by Mr. Tusino.

James Tusino – Yes, Nick Rondeau – Yes, David Sullivan – Yes, Michael Bourque – Yes, David Viera – Yes.

Motion to accept the meeting minutes from the December 10th, 2020 meeting, Motioned by Mr. Tusino.
Seconded by Mr. Sullivan.

Nick Rondeau – Yes, David Sullivan – Yes, Michael Bourque – Yes, James Tusino – Yes, David Viera – Yes.

Motion to adjourn the meeting at: 9:04 pm. Motioned by Mr. Bourque. Seconded by Mr. Sullivan.

Nick Rondeau – Yes, David Sullivan – Yes, Michael Bourque – Yes, James Tusino – Yes, David Viera – Yes.



SEEKONK FIRE DEPARTMENT

500 TAUNTON AVENUE
SEEKONK, MASSACHUSETTS 02771

SSEFSBC
Meeting Minutes: 1/7/21
Addendum I

David Rave
FIRE CHIEF

508.336.8510
FAX 508.336.0820

INTEROFFICE MEMORANDUM

TO: SOUTH END FIRE STATION BUILDING COMMITTEE
FROM: DAVID RAVE, CHIEF OF DEPARTMENT
SUBJECT: FIRE DEPARTMENT NEEDS IN A NEW FACILITY
DATE: JANUARY 7, 2021

Captain Bourque and myself have reviewed building plans from recent fire station construction projects. We have also spoken to fire chiefs from area departments for insight. Combining the information gained and our own experiences with the fire service need and recommended industry best practices, we have come up with the following list.

- Although the current plan is to staff the station with two firefighters, the station should be designed to house 4-5 firefighters comfortably.
- I believe a second story is the easiest way to house both a fire station and dispatch center at this location. Consider locating bunkrooms, conference / training room and larger bathroom with shower/locker areas and additional janitorial closet and supply storage on second floor.
- Zetron Station alerting system/ possibly include the upgrade of the entire department alerting system to either fiber optic or IP based system. Eliminate copper phone lines that are no longer maintained by Verizon.
- One unisex / handicapped accessible bathroom on first floor
- Janitor closet and supply storage on first floor.

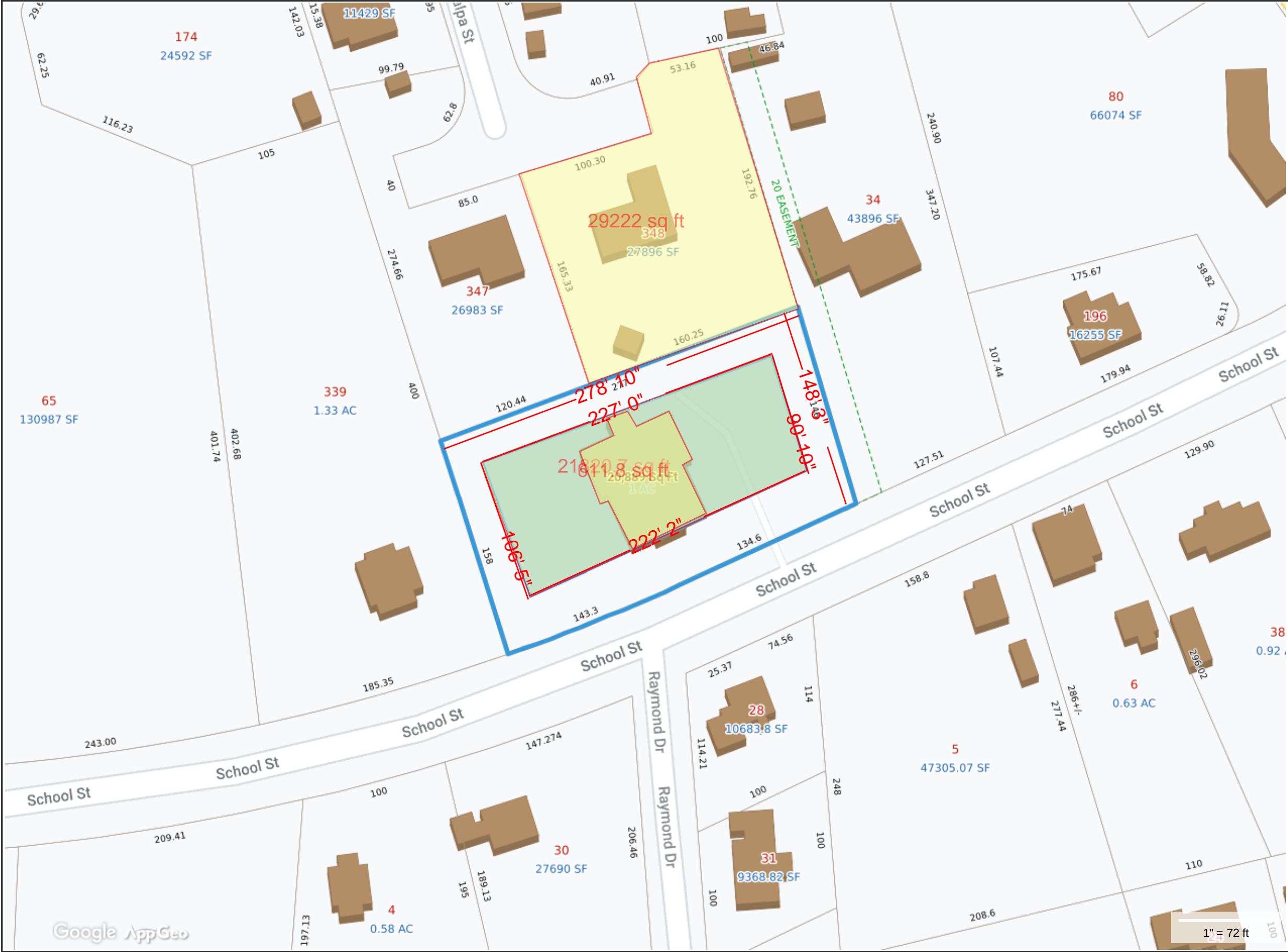
- Dayroom / Kitchen area should be a minimum of 1000 sf. on first floor
 - Commercial grade cabinets such as Stainless steel or plywood construction
 - Stainless steel prep tables in lieu of counters
 - Commercial grade appliances to include a gas range, dishwasher, large refrigerator / freezer and microwave and a large sink.
 - Commercial grade ventilation / exhaust hood
- Separate sleeping quarters should be included. 5 bunkrooms with one being a little larger than the rest to accommodate an officer's quarters with a desk/ file storage and a computer workstation. The smaller rooms should be approximately 10x12. The fact that Seekonk tries to maintain female bunkrooms, along with the obstacles that COVID has caused, does not support more than one person per room. Having extra personnel on duty when storms or activity calls for it becomes a problem with not enough sleeping areas.
- The bedrooms should contain 4 personal lockers each- 24" wide lockers are recommended. The lockers can be located inside the rooms or immediately outside the sleeping area such as in the Acton fire station floor plan.
- Fire pole from floor 2
- Exercise fitness room of at least 600-700 sf. on first floor
- Gear storage room with a minimum of 20 gear lockers. Approximately a 16' x 16' room. The room should be enclosed from the apparatus room, with no ultraviolet light and a separate ventilation system. (Off Apparatus room)
- EMS decon room approx. 8'x12' fully enclosed and located off apparatus room. The room should contain a sink, shower with basin, table, all surfaces in the room should be non-permeable and washable, storage for decon supplies and a drying area. (Off Apparatus room)
- EMS supply closet off apparatus room.
- Breathing air compressor room with area for SCBA repair and storage for SCBA parts. This room should be enclosed for air quality and breathing air compressor noise purposes (Off Apparatus room)

- Apparatus room should contain 3 bays if backing style is chosen. The 3rd bay allows for expansion in the future, Storage of reserve equipment currently stored at County St, additional plow truck, etc. The future needs of the fire department and the additional roles the fire service will play are not all clear, but any added services will cause the need for more space. The cost per square foot of construction would not add much to the total cost of the project if this is added now as opposed to in the future. The garage is probably the cheapest of the rooms to build. Recommendations that I have received from Chiefs that have recent built a fire station is that they wish they had a third bay, when they only had two, even when the two were drive through bays.
- Workshop area in apparatus room
- Gear wash room to house fire gear washer/ extractor and a gear dryer. 10x12 room off apparatus room.
- Hand wash sink in apparatus room so hands can be washed prior to entering the living quarters.
- Storage rooms off apparatus room to store lawn and garden equipment, snow blower, yard work tools, hose, generators, pumps, spare gear, etc. Any Storage rooms should be approx. 9x15 like Seekonk HQ storage rooms.
- Parking spaces need to be increased from the 8 and 1 handicapped as proposed.
- Dispatch needs to be completely separated from fire station on the interior. The current floor plan does not give dispatch its own bathroom. This gives a reason for dispatchers to be in the fire station side and vice versa. Dispatch may be better suited at the rear corner of the building for security purposes.


 David Rave
 Fire Chief

69 School Street Building envelope

SSEFSBC - 1/7/21 - Addendum II



Property Information
Property ID 265/007.0-0000-0035.0
Location 69 SCHOOL ST
Owner TOWN OF SEEKONK



MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town of Seekonk, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 6/1/2018
Data updated 6/1/2018