Town of Seekonk
South End Fire Station
Building Committee

Committee Members Attendance:
☒ James Tusino (Chairman) ☒ Michael Bourque (Vice Chairman) ☒ Nicholas Rondeau (Clerk)
☒ Oscar Elmasian (Member) ☒ David Sullivan (Member)

Other Attendees:
Dan Tavares – CGA (Principal) | MaryBeth Carney – CGA (Project Manager) | Shawn Cadime – Town Administrator | Carol Ann Days – Assistant Town Administrator/HR Director | Brewster Thornton Group: Nate Ginsburg, Joseph Casali, Christine Shea. | The Galante Architecture Studio: Ted Galante, Paolo Carissimi, Elisa Farruggia, Steve Garvin – CES Engineering, Nicholas Fair – CES Engineering. |

Meeting Date: 3/24/2022 Time: 5:30 PM

Meeting recording started at 5:30pm.

Motion to call to order made by Mr. Elmasian, Seconded by Mr. Bourque. All in favor, roll call vote: Mr. Rondeau = Yes, Mr. Tusino = Yes, Mr. Elmasian = Yes, Mr. Sullivan = Yes.

"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 South End Fire Station Building Committee 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."

This Meeting is being audio and visually recorded using the Town's Zoom account.

Please notify the Chairman; at this time, if anyone watching this meeting is also audio and/or visually recording the meeting.

Agenda:

1.) Consider the Approval of Bills and Invoices.
    a. CGA's Invoice SFS-002 Date: 2/28/22.
        i. Motion to approve the invoice as submitted, made by Mr. Sullivan as presented, seconded by Mr. Elmasian. All in favor, Mr. Sullivan = Yes, Mr. Elmasian = Yes, Mr. Bourque = Yes, Mr. Rondeau = Yes, Mr. Tusino = Yes.
2.) Community Speaks: Any one present or any questions submitted by email.
    a. None at this time of the Agenda.
3.) General Announcements or procedural matters.
    a. Mr. Tusino met with Mr. Cabral (DPW) and a vendor that have been used in the past to assess the inside of the building, at the School St location to start to obtain a plan to have the building demolished. Estimated about 70 or 80 samples for testing of the materials used in the building of

the School St building. The jacket around the furnace appears to have asbestos and blown in materials related to the ceilings in the building. The staircase isn't completely rotted but there is another access location.

b. Mr. Cadime and Mr. Tusino mentioned the wording of the Warrant Article at the Town Meeting needs to be reviewed by Town Council to determine if the action of demolition and abatement can be used out of the money appropriated at the Town Meeting. The testing and samples can be done however, the use of the funding appropriated through the Warrant Article at Town Meeting needs to be reviewed by Town Council.

4.) Approval of minutes for the following meetings:
   a. March 10, 2022 meeting minutes.
      i. Motion to table the minutes of the March 10, 2022 meeting to the next meeting. Motion made by Mr. Sullivan, Seconded by Mr. Bourque All in Favor roll call vote: Mr. Rondeau = Yes, Mr. Sullivan = Yes, Mr. Bourque = Yes, Mr. Elmasian = Yes, Mr. Tusino = Yes.

5.) Interviews began at 5:45pm, 20-minute introduction. Mr. Tavares and Mrs. Carney will ask the questions.
   a. At 5:45pm Brewster Thornton Group members joined the meeting as the first interviewees.
      i. Mr. Tavares introduced CGA personnel and stated The Brewster Thornton Group will have 20 minutes for a presentation and then about 20 minutes of questions and answers.
      ii. Mr. Tusino introduced the members of the Committee.
      iii. Presentation included as Addendum I = Brewster Thornton Group Architects.
      iv. Nate J. Ginsburg | Principal
      v. Christine Shea | Associate/PM
      vi. Joe Casali, PE | Civil Engineer
      vii. Questions:
         1. Tavares: Asked about the cost estimation and the agency/firm that was mentioned in the presentation, didn't seem to have a lot of experience in Massachusetts they did have experience in Rhode Island.
            a. Shea stated that they do have a ton of experience in Massachusetts cost estimation just met with them at the Dartmouth Fire Station. They are very thorough have worked with them a lot in Massachusetts.
            b. Ginsburg: Stated that the Keough Construction and Keough Project management because they are contractors, they have a really good idea of the cost of materials and how quickly things move. They are not just in the estimating business they are also in the contractor business.
         2. Tavares: One of the companies you mentioned in your proposal works a good distance from Seekonk. Are they going to be available and able to work with us and be available? The company in question works with HVAC systems. Mr. Ginsburg states he is confident that the company will be able to travel and be available. He did work with this company in the past where the job site was a

distance from the main Office for the HVAC (Heating Ventilation Air Conditioning) company.

3. Tavares: What are your experiences or examples of a contractor or subcontractor that has had issues related to any kind of change orders?
    a. Ginsburg: Stated that in Massachusetts there appears to be a good process to help with change orders. Said that communications is the most important prevention and coordination with the contractor and subcontractor. Being able to maintain communications with all parties involved, maintaining meetings and everyone knowing what is going on provides the opportunity to try and prevent any issues before they even begin.
    b. Shea: One thing that is unique of BTGA (Brewster Thornton Group Architects), the principal and project manager are the people in the design and construction so they know the paperwork, note and where or who owns the issue. CCRI had a long lead time for a set of custom stairs and flagged them on day one and requested and stayed on top of it throughout all meetings.
4. Tavares: What are your change order percentage?
    a. Ginsburg: There isn't a building or construction with out change orders. However, we try to keep change orders down by relating to and making sure that paperwork is in order. We have an average of about 4% in change orders.
5. Tusino: How many projects do you have going at a time?
    a. Ginsburg: The industry is very busy right now. Any firm you hire right now going to have multiple projects going on. We have multiple teams employees and they all might have three to four projects however, each of those projects within the team are in different phases. Which allow for coordination throughout and the project processes don't typically overlap.
6. Elmasian: How many projects that are completed are near or below project cost?
    a. Ginsburg: When we send projects out, we typically have a good idea of the cost due to the estimates. It is good to have alternates planned. The projects we have recently are coming in a little over budget due to the escalation have gone up so much. We have had alternates that can be used.
7. Elmasian: Are you open to design modifications suggested by the Contractor that would save the Town money and might not be the same as your proposed design?
    a. Ginsburg: We work as a team and when the contractor comes on board we work together. We do like suggestions that help us the firm as well as the customer the Town of Seekonk/Owner but should be the advantage of the Owner.

8. Elmasian: How do you handle adversarial situations or conflict in the event that things escalate with a contractor.
    a. Ginsburg: Not something found often, but some contractors do tend to be aggressive. But continuing to maintain communications, documentation, and bringing everyone to the meeting table at the same time. Hopefully we don't have that situation. But we become very aggressive with documentation, meeting notes, and pictures. Every thirty days they need the pay requisition signed by the Architecture firm.
9. Rondeau: What is your experience with Communications Centers, the equipment needed, and how dispatchers operate have you had any experience?
    a. Ginsburg: Communications is like other electronics audio and video in any other project. We would work with a vendor to make sure that everything is obtained that is needed. We won't say we are experts. Not very dissimilar to an elevator or other specialty equipment and we will provide the necessary space, clearances related to cabling etc. Our job is about the physical dimensions of the space and the structure is appropriate to the building.
10. Tusino: Thank you and we will be following up with you and will be hearing from Mr. Cadime.
    a. Ginsburg: I am glad we went first I hope that you revisit these questions with us with the other firm. And that how every architect approaches each project. We are relationship builders; we will be working with you and every company is different and Fire Stations are specialty etc. Every Fire Station is different. We will be listening to your needs and wants and looking forward to working with you (Committee and Town of Seekonk).
    b. Ginsburg: Thank you to the Chairman and to Tavares and Carney.

Mr. Tusino stated a few minutes, did we have any public show up. Mr. Rondeau states no public show up.

First Interview ended at 6:26pm.

b. At 6:45pm, (Started adding 2nd Interview firm at 6:40pm start is at 6:45pm).
    i. The Galante Architecture Studio. 20 minute presentation started. 5 people attending from Galante Architecture Studio.
    ii. Mr. Tusino introduced members of the committee. The OPM members, Town Administrator Cadime and Assistant Town Administrator Days.
        1. Ted Galante: Welcome and we are excited to potentially be a part of this project. Thank you very much for the opportunity. We have been apart of multiple projects in the State of Massachusetts. Reviewed that town map current Headquarters location, North location, and South location is in need of coverage.

2. The team and office involve 7 different countries, and Ted Galante started the firm years ago.
3. Paolo Carissimi: Principal/Project Manager
4. Elisa Farruggia: Senior Designer Project Support
5. Steve Garvin – CES Engineering: Grew up in Swansea and father was a Swansea Police Officer.
6. Nicholas Fair – CES Engineering (Consulting Engineering Services):
7. See proposal Addendum II = The Galante Architecture Studio presentation.

iii. Questions:

1. Tavares: How has cost changed and being affected? Related to cost control and supply chain and selection are you still being able to remain in the budget?
    a. Galante: Cost estimations around 2019 about 4%, mid-2020 estimations went up about 5% and then later in 2020 estimations have gone up to about 8%. Some areas have been mentioned from other companies are as high as 15%. We estimate 5% to 8%. Material choices try to use materials that are low maintenance, durable, and simplicity are all very important and are durable and long lasting. Steel is sky rocketing. Masonry hasn't had a huge cost increase. Seekonk's building currently designed the feasibility study, has a lot of different roofs, hip roofs, above the ceiling the volume of the building is very important. A simple roof pitch was changed to bring cost down and lowered the amount of volume above the apparatus which was beneficial. The labor costs do get high relative to the trades that get involved. Long lead time estimations during design we are working with vendors and to determine the availability of the equipment and we do research during design. When we meet with the contractor, we meet to determine the long lead time and try to figure out potential issues. Propose other materials to replace or try to make sure the timeline is organized and materials ordered to follow the timeline.
2. Tavares: Your team and business is a little distance away from Seekonk. What is your availability and the approach on being available and meeting being in person?
    a. Galante: Communication during design is critical whether it is weekly or bi-weekly meetings using Zoom or in person. We do prefer in person. We do work on sharing personnel being or taking shifts almost if we have several projects or meetings going on we will have representatives at each meeting take shifts. We might be a distance however, due to the traveling we have done for other projects Seekonk is almost a neighbor compared to other locations.
    b. Fair: The CES office is in Norwood. We work very well together and will help each other if one aspect of the firm is on site and sees something or is

aware of something will represent the other members of the team and be the person on site through the phone if necessary especially in a last minute type situation.

3. Rondeau: What is your experience with Communications Center, the equipment used, how dispatchers operate?
    i. Galante: The building NM Regional Emergency Communications Center in Tewksbury, MA recently was completed, Chief Hazel FD, Police Chief also. We had the tower installed. The building is designed to be ballistic and major impact resistant, using concrete building using concrete forms, windows are designed high. The building is setup with two emergency generators. The vendor or consultant helped put the radios and other technology together.
    b. Elmasian: How do you deal with any adversarial change orders with contractors or sub-contractors?
        i. Galante: We are the clients/owners advocators we will coordinate, advocate, and make sure everything is worked out and worked on. If there are change orders or issues conflicts with the Contractors and subcontractors. We usually will send any change orders to all contractors sub-contractors, engineers so all can provide input and possibly see any issues. If a change order gets to a point where we have to work out pricing or cost changes later we will do that.
    c. Elmasian: Are you open to design changes or suggestions from the general contractor changes or suggestions and how do you handle that?
        i. Galante: We are open to suggestions from the General Contractor and have been doing this work for a long time we do understand and would assess it to make sure it is a benefit to the Town/Owner related to cost, durability.
        ii. Carissimi: We work on and with the contractor the design and builder coordination.
    d. Tusino: Questions from Sullivan, Bourque, Cadime no questions at this time. Thank you very much for your time and your presentation which was very thorough.
        i. Galante: Thank you for your time and if our presentation was thorough, is our way of showing that we care for Seekonk.

Mr. Tusino, any public. Mr. Rondeau stated none at this time.

Interviewee discussion.

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1. Elmasian: Impressed in the information provided and discussion relation to decontamination procedures but also provided not only response times but also response times in the building getting out of the building. Galante Architecture firm appear to be professional Fire Station Architects and are impressed.
   a. Bourque: More one on one wasn't with Galante but Brewster Thornton has more or said more information of in town and local experience.
   b. Sullivan: Agree with Elmasian and what was said related impressed with Galante Architecture. Showed professional and showed a lot of parts of a Fire station that are very important that Brewster Thornton didn't mention. As we have talked during our meetings especially in the beginning related to decontamination, bunk rooms especially related to Covid and HVAC systems. They are up-to-date with the needs and industry experience.
   c. Rondeau: Agree with Elmasian and Sullivan related to decontamination, response in building and outside of building, and a great deal of experience related to Fire Stations, and Communications Centers. The experience of decontamination, in fire stations in New England, in the US and worldwide knowledge and experience with Communications Center experience Galante had more than Brewster overall.
   d. Tavares: Brewster is geographically local, and history of in town and local projects. Also being the firm involved with the original Feasibility Study group and history. Do agree and recognize the knowledge and information, experience related to Fire Station experts related to Galante Architecture Firm. Seem to be spread out, and distance they are bigger and have more personnel. Galante does have experience. Brewster Thornton does have local experience and contact, they might lack the experience. Galante seems to be spread out but they do have a lot of personnel also.
   e. Carney: Galante does have a lot of experience with the Fire Stations. Has history or knowledge of construction being involved with it in person. Both are good firms. But it comes down to do you want experts from Galante or the personal touch from Brewster Thornton.
   f. Tavares: Add that there are experts or vendors in Fire Station design and equipment, the setup and fundamentals of the Fire Station related to decontamination, flow of personnel and tasks in the building, equipment, electronics, Communications Center related knowledge, could be used to offset the lack of experience of Brewster. Maybe Brewster Thornton could be supplemented through experts. Galante is the whole package.
   g. Tusino: Brewster is local and appears to provide more local and close contact or continuous contact. Galante does have a lot more experience and might have similar designs from a previous project that they might have built in the past and could adopt for our project.
      i. I do have a question and concern related the price point or not to exceed amount. I do think it is genius, but it might have limited us. If we use Galante they will have more experience and will help us more during the process, but Brewster might be better to help when we propose it to the Town at a Town Meeting.

h. Cadime: The not to exceed has been established and both firms will enter into negotiations and we will probably be at the not to exceed. We will know what firms will be at that not to exceed to assist with the negotiating.
    i. Related to the two firms, was extremely impressed with Galante's presentation. Touched upon and stated information very detailed related to all our issues, concerns, thoughts, budget, safety but also included concepts and experience that Mr. Elmasian mentioned. There are two very good firms, comes down to what do we want. Brewster Thornton Group don't usually present themselves very well however through experience and projects in town they do produce a good result or product. They have a very high value and customer service and management. Are they experts in the fire field no they aren't but believe they are willing to bring in experts or vendors. The other side Galante seems to be a one stop shop, providing the experience and knowledge but we don't know what type of service we will get during construction and the construction management.
    ii. What is your take or oversight and management question to Mr. Tavares. Especially related to documents and other aspects of the process.
i. Tavares: The oversight of construction, the installations are in accordance with design and codes The OPM will be an additional level of QA (Quality Assurance) and QC (Quality Control). We will be on site every day but the firm might not be on site every day but can communicate issues with the architect. We work in conjunction with the Architect and the Town/Owners. The third-party inspection of steel, masonry, window testing provides an additional level or layer of QA and QC. To make sure the quality of work is appropriate. There might be some overlap similar to the Architect. But the Architect does have more responsibility due to stamping the plans and documents. I think we are well covered with either firm and with CGAs extra level of QA and QC levels.
j. Cadime: added was also interested in the references.
k. Carney: Mentioned that both architecture firms had good reviews or recommendations from the references. Everyone that responded did have positive responses.
l. Tavares: I do get a little concerned related to distance for the other engineers being available.
m. Cadime: Can't go wrong with either choice but maybe loose a little timing with Galante vs Brewster but the presentations stand point Galante was better over Brewster but we do have history and experience with the outcome of Brewster.
n. Tusino: Galante Architecture really can't mess up a fire station due to the number of fire stations they are involved with and their experience. To me it takes a lot of the fears related to distance and being on scene due to not being able to mess up a fire station due to maintaining their level of quality and experience level.
o. Rondeau: I will suggest as we did with the OPM interviews related to the questions pertaining to on-scene involvement be, we probably should have asked more questions related to the service for on-scene involvement if that was a high concern. It probably should have been asked more direct if that was the concern. And I do believe we should have a high quality building.

p. Cadime: To the thought that Mr. Rondeau mentioned; my ranking would be Galante Architecture first and second Brewster Thornton Group. And also related to a point that Mr. Rondeau brought up related to on-scene involvement and a concern of mine would be that Galante might be too big of a firm related to the size of our small station. And Brewster would be a smaller firm and able to handle our small station and maybe a higher priority. However, I do still believe from the interview presentation Galante is still the first choice.
q. Elmasian: This is a small station but at any given time could have a bigger role to play in the future. Could be reassigned in a future role to be a main station or replace another station and should have the capability to fulfill this role if and when necessary.
r. Rondeau: Mentioned that in addition to the statement related to a small station concept, we as a committee have mentioned in past meetings of trying to keep the 40 to 50 years plus concept. Yes, this will be a full-time station but might have to include in the future additional full time personnel. And having a firm with the experience in fire station design might provide us the benefit to fulfill that 40 to 50 plus concept of the future.
s. Cadime: Just to clarify comments I meant related to a small station compared to the stations that Galante have built in the past and their experiences. We do need to treat it as a sub-station maybe even treat it as a headquarters and adequate for what we need.
t. Tavares: We did discuss and even questioned the documentation and construction administration maybe we should have pushed more due to what we are hearing and discussing now. We do need to make sure that they are available when we need them and have to be available.
u. Cadime: Mr. Tavares how much of a schedule slip do you estimate or foresee with Galante. Estimates could be a couple of months we do have a timeline and aggressive schedule to be at the Town meeting in Spring 2023.
v. Carney: The original submittal was 2 to 3 weeks for programming and to understand and schematic design was 8 to 10 weeks. I do have calculations for the schedule and will look it up.
w. Tavares: Believe that even Brewster Thornton would have to roll up their sleeves.
x. Cadime: Second Monday in May possibly 2023.
y. Tavares: And we should hold to that target. And either firm might have a tough time with that timeline but should be held to the timeline.
z. Sullivan: The possibility of maybe pushing the timeline out to Fall of 2023 maybe due the prices related to COVID and high prices of everything going on. Would it be beneficial for the Town due to the cost of pricing and the hope of prices coming down maybe in the timeline of the Fall 2023 Town Meeting.
aa. Tavares: We are starting to hear recently that prices are starting to come back down, but now that things are starting to become normal prices are starting to come down. Bidding for a project in Somerset is coming up soon which is a tough time right now. We don't believe the current pricing is the normal or the standard. Fuel alone is starting to bring costs up and could be an issue.

bb. Tusino: When the infrastructure money is spent prices will go up including labor and time will cost money. I don't mind going around the room. I think that my first choice is Galante Architecture and Brewster Thornton Group would be my second choice.
cc. Sullivan: And through the OPM, do we rank them forward to the OPM and then go forward.
dd. Tusino: Believe we as a committee rank the firms and complete the ranking sheets and then forward to OPM and forward to the Town Administrator's Office for filing.
ee. Cadime: We do need documentation and rankings from each member of the Committee to submit and keep and file.
ff. Tusino, Carney, Sullivan, and Bourque: Discussion related to the needed rankings paperwork, Sullivan and Bourque are having issues related to computers and if the written presentations could be provided will review and then the ranking sheets can be scanned in by Tusino and forwarded to Carney.
gg. Carney: States Brewster Thornton estimated 10 months for construction documents and Galante were 13.5 months for construction documents.
hh. Tavares and Sullivan: Those timelines do push the timeline of Spring Town Meeting.
ii. Tavares: The majority of Galante's designs seem to have a more modern design. And Brewster's designs seem to fit the neighborhood. But whoever we decide will have to follow the architectural design to fit the neighborhood.
jj. Elmasian: Is there any reason for not proposing a second floor to the station. I haven't seen any designs so far related to a second floor.
kk. Rondeau: Asked to Mr. Elmasian's statement related to a second floor for Fire Fighters for separation of the public?
ll. Elmasian: Stated more the Communications on the second floor to be more separated from the public. Several people mentioned if Communications is on the second floor then would need an elevator and would cost more.

Tusino: According to the Ranking sheet. Would state 10 for Galante and 5 Brewster, Same for Mr. Rondeau, and same for Mr. Elmasian and same for Mr. Cadime all having scores of 10 points for Galante and 5 points for Brewster. If you can collate those with the totals. Mr. Sullivan and Mr. Bourque will complete the paperwork and Mrs. Carney can total the points.

2. Motion by Mr. Sullivan, Seconded by Mr. Elmasian to use the highest ranking firm through collated/totaled points, tallied by CGA. All in favor. Roll Call Vote: Mr. Tusino = Yes, Mr. Elmasian = Yes, Mr. Rondeau = Yes, Mr. Sullivan = Yes, Mr. Bourque = Yes.
3. Tusino: Mr. Cadime how do we get CGA paid.
4. Cadime: If Mr. Tusino can send an email for documentation purposes and will have Administrators office personnel pay the invoice.

Next meeting will be on April 14th, 2022 in person at the Town Hall Board of Selectmen Meeting room at 6:00pm.

Town of Seekonk
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Next meeting: Date: 4/14/2022 Time: 6:00 pm.

Motion to adjourn made by: Member Sullivan, seconded by: Member Elmasian at 8:22 pm. Roll Call vote: Mr. Sullivan = Yes, Mr. Tusino = Yes, Mr. Rondeau = Yes, Mr. Elmasian = Yes, Mr. Bourque = Yes

South End Fire Station

Seekonk, MA

BREWSTER
THORNTON
GROUP
ARCHITECTS
LLP

Nate J. Ginsburg | Principal

Christine Shea | Associate/PM

Joe Casali, PE | Civil Engineer

Who We Are

TEAM
Structural Engineering: Odeh Engineers
MEP + FP: AKAL Engineering
Landscape Architects: Landscape Elements
Cost Estimating: Keough Construction Management

35+ In Business
Build Better Communities
Over A Decade Working Together

BREWSTER THORNTON GROUP ARCHITECTS LLP

What We Do

100+ Community-Based Project

First Municipally-Owned LEED Building In RI
Bristol Fire Station Headquarters

6+ Years In Seekonk
South End Fire Feasibility
Senior Center-Phase 1
Senior Center-Phase 2 Feasibility Study
Animal Shelter
DPW Feasibility Study
Animal Shelter/Recreation Phase 2 Feasibility Study
Seekonk Crossing

"If somebody comes into town and says 'I want to build a building,' the example has been set by the town for the quality that you need to put up."

Chief Robert J. Martin
Bristol Fire Department

BREWSTER THORNTON GROUP ARCHITECTS LLP

Why To Pick Us

- We Know The Project
- We Know Seekonk
- Good Neighbors
- Engaged Leaders
- Organized and Thorough
- Clear Construction Documents

BREWSTER THORNTON GROUP ARCHITECTS LLP

How We Stay On Budget

Professional Cost Estimating

Bid Alternates

Lessons Learned In 2022 Construction Season

Careful Product Selection

"I was by the station today – it looks really good… you guys do good work. As a Bristolian, I thank you."

Arnold N. Robinson, AICP
Resident

BREWSTER THORNTON GROUP ARCHITECTS LLP

How We Stay On Schedule

Detailed Schedule

Regular Meetings

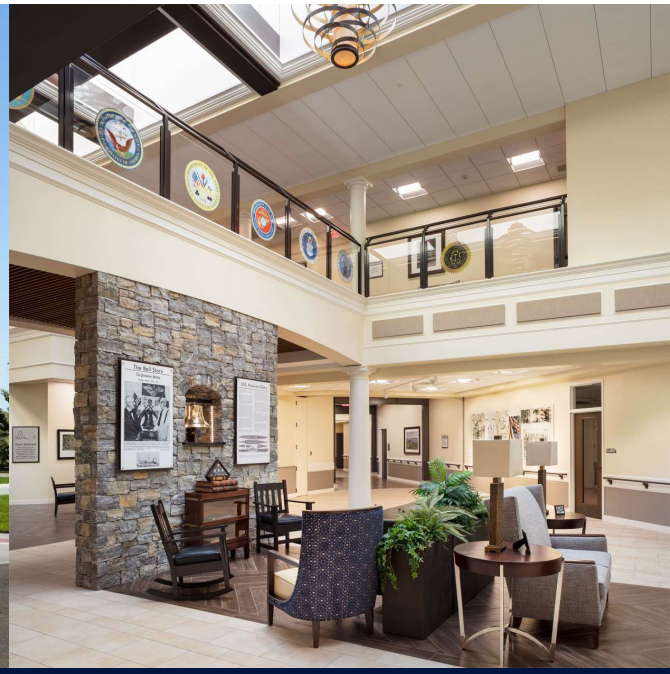
Submittal Process

Photo Field Reports

"The architects have been fabulous. The contractors are doing a phenomenal job. They've kept us very well-informed. There have been no major glitches and everything is on schedule."

Seekonk Animal Committee Chair

BREWSTER THORNTON GROUP ARCHITECTS LLP

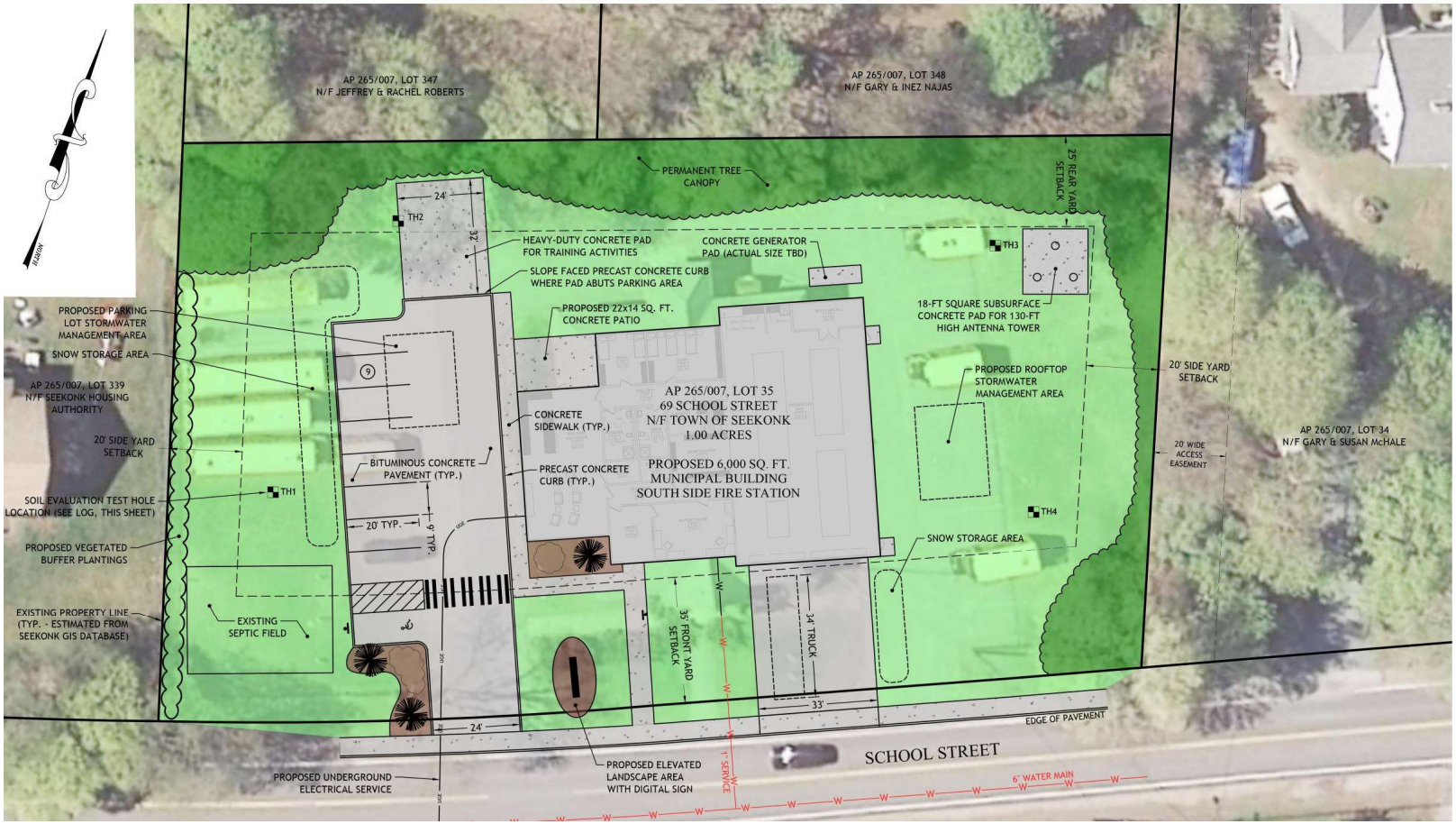


Where We'll Start

Schematic Design
Review Feasibility Study
Room Data
Sustainability
Drawings
Outline Specifications
Cost Estimate

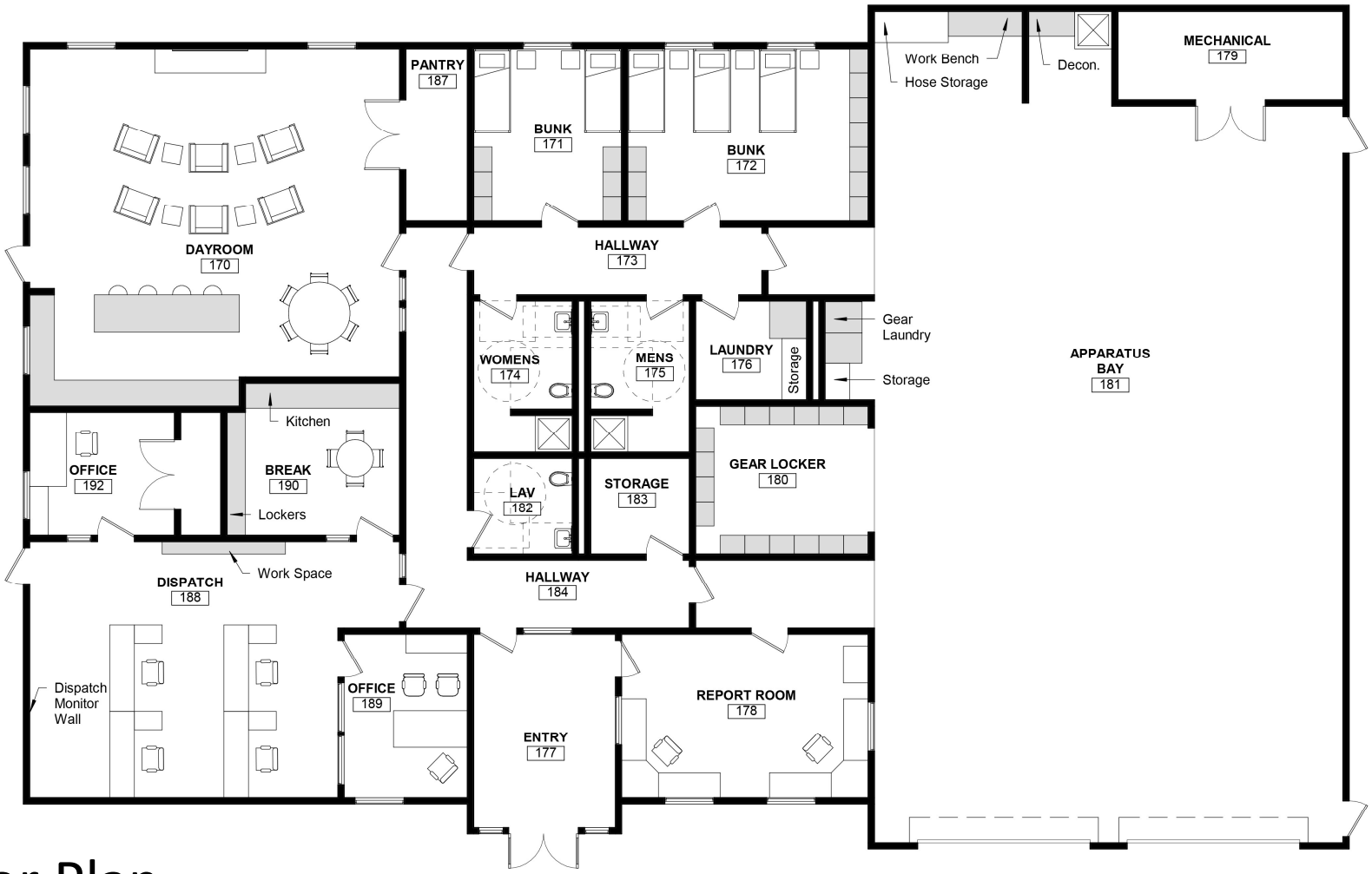
Design Development
Construction Documents
Plan Review
Bidding
Construction Administration

BREWSTER THORNTON GROUP ARCHITECTS LLP



Site Plan

BREWSTER THORNTON GROUP ARCHITECTS LLP

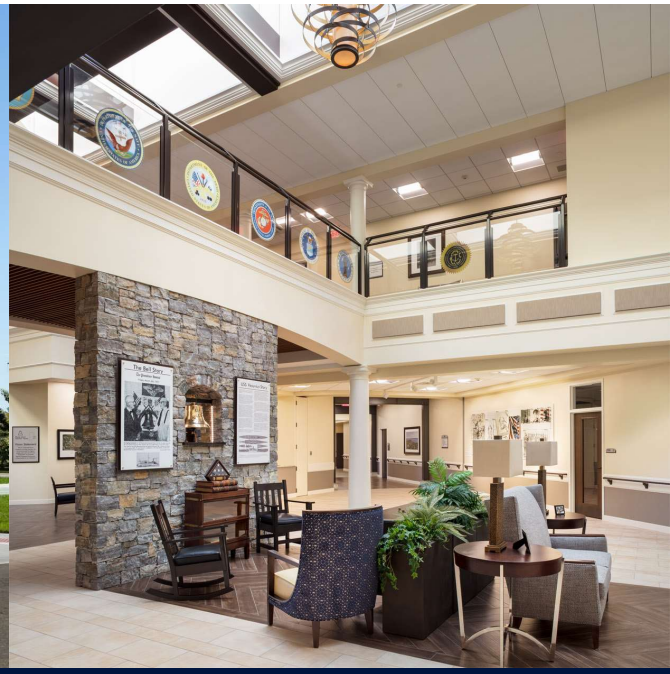


Floor Plan

BREWSTER THORNTON GROUP ARCHITECTS LLP

Exterior Design

BREWSTER THORNTON GROUP ARCHITECTS LLP



What's Important To You?

Durability
Efficiency
Flexibility

Thank You

BREWSTER THORNTON GROUP ARCHITECTS LLP

Room Data Sheet - Design Criteria

Project _____ Date _____

Department _____ Room Number _____

Completed By: _____ Room Name Private Office

Room Finishes

Wall Construction	Wall Finish	Wall Base	Floor Finish	Ceiling Material	Ceiling Height
X Gypsum Board/Metal Studs	X Paint	Vinyl Coved	LVT	X Acoustical Lay-in Tile	7'-2"
Concrete Block	Epoxy Paint	X Rubber Straight	Sheet Vinyl	Cleanable Acoustical	X 8'-0"
Glazed Tile	Wall Covering	Ceramic Tile	Seamless/Epoxy	Metal Pan	8'-6"
Concrete	Ceramic Tile	Quarry Tile	X Carpet Tile	Gypsum Board	9'-0"
X Ray Shielding	Special	Glazed Tile	Ceramic Tile	None / Exposed	9'-6'
RF Shielding	None	None	Rubber	Soffit	10'-0"
Existing	Existing	Integral	Accessible Raised	Fiber Reinforced Panel	Other _____
F.R.P	Plywood		Sealed Concrete		
	Wall Protection		Unfinished		

Door Schedule

Door	Size: Size 3'-0" x 7'-0"	Size 3'-6" x 8'-6"	Size 4'-0" x 7'-0"	PAIR 3'-0" x 7'-0"	PAIR 3'-0"/ 1'-0" x 7'-0"	Swing	Sliding	Folding	Type: Wood	Hollow Metal	Glass	Vision Panel	Closer	Power Assist w/ Paddle	Power Assist w/ Sensor	Lockable	Hold Open	Hardware Group
A		X							X				X					
B																		
C																		
D																		
E																		

Casework

Casework Type	Countertop Material
Plastic Laminate	Plastic Laminate
Stainless Steel	Stainless Steel
Custom Wood	Acid Resistant
Modular Steel	Solid Surface Material
Special	Special
Phenolic	Epoxy Resin

Structural

X	Acoustical 50 STC
	Vibration ___ µm/s
	Clear Height

Wall Protection

- Rigid Sheet 1/2 Height
- Rigid Sheet Full Height
- Chair Rail
- Bumper Guard
- Crash Rail

Lighting / Electrical / Communication Systems

Lighting Systems	Electrical Systems	Communication	Data / Informational
Fluorescent	X 110 V Convenience Outlet(s)	X Telephone	X Data Processing Terminal Outlet
Incandescent	208 V Outlet	Intercom	X Printer Outlet
X Dimmable Incandescent	Wiremold	X Wireless	Physiological Monitoring
Double Switched	Emergency Power	Central Dictation Outlet	Security TV
High Intensity Discharge	Explosion Proof	**Security**	Commercial TV
Under Cabinet Task	Special Outlet	Key Card Access	Closed Circuit TV
Indirect		Biometric	Music
Ambient Illum ____ fc		X Panic Button	

Fire Protection

Sprinkler Systems

- Wet
- Pre Action
- Clean Agent

Mechanical / Plumbing Systems

HVAC (Special Requirements Only)	Gases (Quantity)
HEPA Filtered Supply Air	Oxygen (O_2)
100% Exhaust	Vacuum(VAC)
Negative Pressure	Hydrogen
Positive	Compressed Air (OFCA)
Special Environment	Nitrogen (N)
Temperature ____ °F	Zero Pressure Air
Variation +/- ____ °F	Carbon Dioxide (CO_2)
Humidity ____	Steam ____ psi
Air Changes per hr ___	Deionized Water
	Chilled Water
	Helium
	Natural Gas

Plumbing Fixtures

Fixtures - Sinks	Controls: Conventional	Knee	Foot	Wrist Blades	Garbage	DI RO Water	Plaster Trap	Acid Waste
Counter Sink (#)								
Cup Sink (#)								

Plumbing Fixtures

Fixtures - Other

- Water Closet
- Urinal
- Shower
- Overhead Sprayer @ Double Sink
- Benchtop Gas Outlet
- Floor Drain
- Mop Sink
- Drinking Fountain
- Emergency Eyewash
- Emergency Shower
- H/C Mixing Faucet
- RO DI Fixture

Equipment Expected in Room

Note: All electric equipment assumed 12 ov U.O.N.

Item #	Equipment Name (quantity is 1 unless noted otherwise)	Size: Height	Depth	Width	Status: CFCI	OFOI	OFCI	Elect.: Norm.	Emerg.	Sp. Ground	Plumbing: Water Hookup	Waste Line	Acid Waste	Floor Drain	Misc.: Gas Req.	Direct Vent	Heat Reject (BTU/H)
	Desk																
	Task Chair																
	Guest/Lounge Chairs																
	Occasional Table																
	Printer not needed; communal printer will be fine																
	Coat hooks/rack																
	Clock																

Data Collection

BREWSTER THORNTON GROUP ARCHITECTS LLP

Location and Transportation
Sustainable Sites

- Sensitive Land Protection
- Surrounding Density
- Access to Quality Transit
- Bicycle Facilities
- Reduce Parking Footprint
- Green Vehicles
- Site Assessment
- Open Space
- Rainwater Management
- Heat Island Reduction
- Light Pollution

Water Efficiency
Energy and Atmosphere

- Outdoor Water Use Reduction
- Indoor Water Use Reduction
- Water Metering
- Enhanced Commissioning
- Optimize Energy Performance
- Advanced Energy Metering
- Renewable Energy Production
- Enhanced Refrigerant Management
- Green Power/Carbon Offsets

Materials and Resources

- Bldg. Life-Cycle Impact Reduct.
- Building Product Optimization
- Raw Material Sourcing
- Material Ingredients
- Construction Waste Management

Indoor Environmental Quality

- Enhanced Indoor Air Quality
- Low-Emitting Materials
- Construction Air Quality Plan
- Indoor Air Quality Assessment
- Thermal Comfort
- Interior Lighting
- Daylight
- Quality Views
- Acoustic Performance

LEED Certified 40 Min.; Silver 50-59; Gold 60-79; Platinum 80+

LEED Points:
52 Identified
27 To Be Considered

Additional Categories: Minimum Requirements, Integrative Process, Innovation, Regional Priority

CONSIDERED POINTS

Bicycle Facilities
Provide long and short term bike storage and shower facilities. *RIC to confirm if this added program should be included.*

Green Vehicles
Add dedicated green vehicle parking. *RIC to confirm quantity and location of existing parking, not already counted toward another LEED project and/or if additional parking should be added.*

Indoor Water Use Reduction
Reduce indoor water use by up to 50% of the baseline. *The design team will need to run calculations in Design Development to determine water reduction percentage. Assuming a minimum of 2 points will be achieved with one possible additional point.*

Enhanced Commissioning
Provide interior and exterior commissioning assessment and monitoring plan. *RIC to confirm extent of commissioning services by hired agency.*

Optimize Energy Performance
Determine scale of building energy performance by selection of systems. *Determine building system type to determine number of points achievable.*

Advanced Energy Metering
Provide an advanced energy metering system. *Confirm this is wanted based on costs.*

Renewable Energy Production
Provide renewable energy. *Confirm solar panels will be provided as part of this project.*

Green Power/Carbon Offsets
Offset power through purchase of green power. *RIC to confirm percentage available from their current State agreement.*

Building Life-Cycle Impact Reduction
Keep or reuse at least 25% of the existing building elements. *Design team to review percentage to remain in Design Development.*

Enhanced Indoor Air Quality
Provide additional ventilation and monitoring measures. *Review in Design Development if these measures add costs.*

Thermal Comfort
Provide individual comfort controls for usergroups. *RIC to confirm spaces can have controllable individual thermostats throughout.*

BREWSTER THORNTON GROUP ARCHITECTS LLP

Sustainability

Cost Estimate Breakdown

AUDITORIUM/COUNCIL CHAMBERS		
Demo stage	4950	
Demo auditirum flooring	10864	
Tighten Sagging Balcony Supports	0	Eliminated from Scope
New support Columns under balcony	15,000	
New stage framing	10890	
New beams at auditorium ceilings	20,000	Reduced to be fake buildouts
Skyglass Ceiling System	0	Eliminated from Scope
Millwork Dias	12,870	
Replace wainscotting in Auditorium	24,640	
Trim at windows in auditorium	2,250	
trade contactor bond	*4,589*	
4 hollow metal frames	3,000	
4 interior doors	4,800	
door hardware	2,000	
trade contractor bonds	*170*	
New walls	9,900	
Wood flooring at auditorium	62,080	Rob to review condition
Wood flooring at stage	3,960	
Paint walls	1,188	
Paint door frames	400	
trade contractor bond	*1,163*	
Roof Modifications	12000	
Ceilings	12000	
window shades (10)	3,500	
New Lavatories	25,000	
Electrical/Lighting	25,000	Allowance
	272,214	
General Conditions (20%)	54,443	
Escalation (1 year - 6%)	19,599	
Design Contigency (10%)	34,626	
A&E Fees (10%)	34,626	
Owners Contigency (10%)	34,626	
FF&E	TBD	
TOTAL	**450,133**	$450,000 Max budget

Division	Description	Qty	Unit	Cost	Line Item Total	Division Subtotals
DIVISION 02 - EXISTING CONDITIONS						
02 41 00 Demolition						
02 41 19.16	Selective Interior Demolition					
	First Floor					
	Demo Entryway Flooring and framing	1	ls	$ 7,500.00	$ 7,500	
	Demo Existing Stage Platform	198	sf	$ 25.00	$ 4,950	
	Demo Flooring in Auditorium	3,104	sf	$ 3.50	$ 10,864	
	Demo Entry Doors	2	ea	$ 500.00	$ 1,000	
	Basement					
	Demo Existing Center Sink	1	ea	$ 250.00	$ 250	
	Demo Plumbing Fixtures	11	ea	$ 150.00	$ 1,650	
	Disposal & Dumpsters	8	ea	$ 750.00	$ 6,000	
02 82 00 Asbestos Remediation						
	Abatment of Floor Tile, Adhesive, and Subfloor				Excluded	
	Permits and fees	1	ls	$ 644.28	$ 644	
	Trade contractor bond	1	ls	$ 492.87	$ 493	
	Division 02 - Existing Conditions Sub-Total			$		33,351
DIVISION 03 - CONCRETE						
	Division 03 - Concrete Sub-Total			$		-
DIVISION 04 - MASONRY						
	Division 04 - Masonry Sub-Total			$		-
DIVISION 05 - METALS						
05 45 00 Metal Support Assemblies						
05 45 13	Mechanical Metal Supports					
	Dunnage at AHU - 1500 # per AHU	2	ton	$ 8,500.00	$ 17,000	
	Tighten Sagging Balcony Supports (Note 23)	2	ea	$ 5,000.00	$ 10,000	
	New Support Columns under Balcony (Note 32)	2	ea	$ 7,500.00	$ 15,000	
05 51 00 Metal Stairs						
05 52 00 Metal Railings						
	New Metal Handrails in stairwell (Note 2)	232	lf	$ 85.00	$ 19,720	
	Rigging	2	day	$ 2,500.00	$ 5,000	
	Trade contractor bond	1	ls	$ 1,000.80	$ 1,001	
	Division 05 - Metals Sub-Total			$		67,721
DIVISION 06 - WOOD, PLASTICS, & COMPOSITES						
06 10 00 Rough Carpentry						
06 10 53	Miscellaneous Rough Carpentry					
	Framing at New Entry	446	sf	$ 45.00	$ 20,070	
	Framing Support in Hallway (Note 21)	586	sf	$ 35.00	$ 20,510	
	New Stage Framing (Note 25)	198	sf	$ 55.00	$ 10,890	
06 12 00 Structural Framing						
06 20 00 Finish Carpentry						
06 20 23	Interior Finish Carpentry					
	New Entry Stairs	1	ls	$ 15,000.00	$ 15,000	
	Wood Beams at Auditorium Ceiling	3	ea	$ 15,000.00	$ 45,000	
	Skyglass Ceiling System (Note 27)	1,035	sf	$ 135.00	$ 139,680	
	Millwork Dias (Note 26)	198	sf	$ 65.00	$ 12,870	
	Replace Wainscotting in Auditorium (Note 29)	224	lf	$ 110.00	$ 24,640	
	Trim at Windows in Auditorium	3	ea	$ 750.00	$ 2,250	
	Trade contractor bond	1	ls	$ 4,588.65	$ 4,589	
	Division 06 - Wood, Plastics, & Composites Sub-Total			$		310,499
DIVISION 07 - THERMAL & MOISTURE PROTECTION						
07 53 00 Elastomeric Membrane Roofing						
	New EPDM roof	7,892	sf	$ 24.00	$ 189,408	
	Modify Roof for new MEP					
	Patch and Prep Exisiting drywall surfaces to remain	2	ea	$ 2,500.00	$ 5,000	
	New Roof Opening	2	ea	$ 2,500.00	$ 5,000	
	Trade contractor bond	1	ls	$ 2,991.12	$ 2,991	

Cost Breakdown

BREWSTER THORNTON GROUP ARCHITECTS LLP

Date: **December 4, 2019**

Project: **1735 Seekonk Animal Shelter**
Address: **100 Peck Street, Seekonk, MA**
Distribution: **Owner; Contractor; BTGA File**
Prepared By: **Christine Shea**

ARCHITECT'S FIELD REPORT NO. 08

Observations:

1. Interior wall panels are currently being installed (Photo 1).
2. Lighting installation is nearly complete (Photo 2).
3. Solatube installation is complete (Photo 3).
4. Interior painting has begun (Photo 4).
5. The electrical trench has been dug and utility meters have begun being installed. Coletta noted the gas and electrical meters are shown on the MEP drawings in the same place. A 10' separation is required. An RFI to CEC will be forthcoming (Photo 5).
6. "Barnboard" installation is not yet complete on the exterior façade (Photo 6).

If any of the above is inconsistent with your understanding, or this field report fails to document any items discussed, plea contact our office immediately.

Photo 1

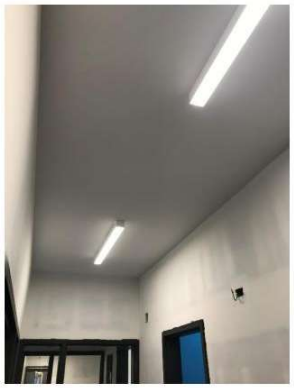


Photo 2

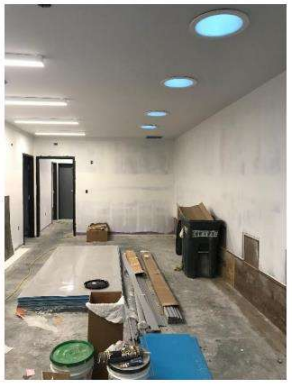


Photo 3

Photo 4

Photo 5

Photo 6

Field Report

BREWSTER THORNTON GROUP ARCHITECTS LLP

THE GALANTE ARCHITECTURE STUDIO

FIRE STATION SPECIALISTS

TOWN OF SEEKONK

NEW FIRE STATION

March 24th, 2022

The Galante Architecture Studio
146 Mount Auburn Street
Cambridge, MA 02138

P: (617) 576-2500
galantearchitecture.com

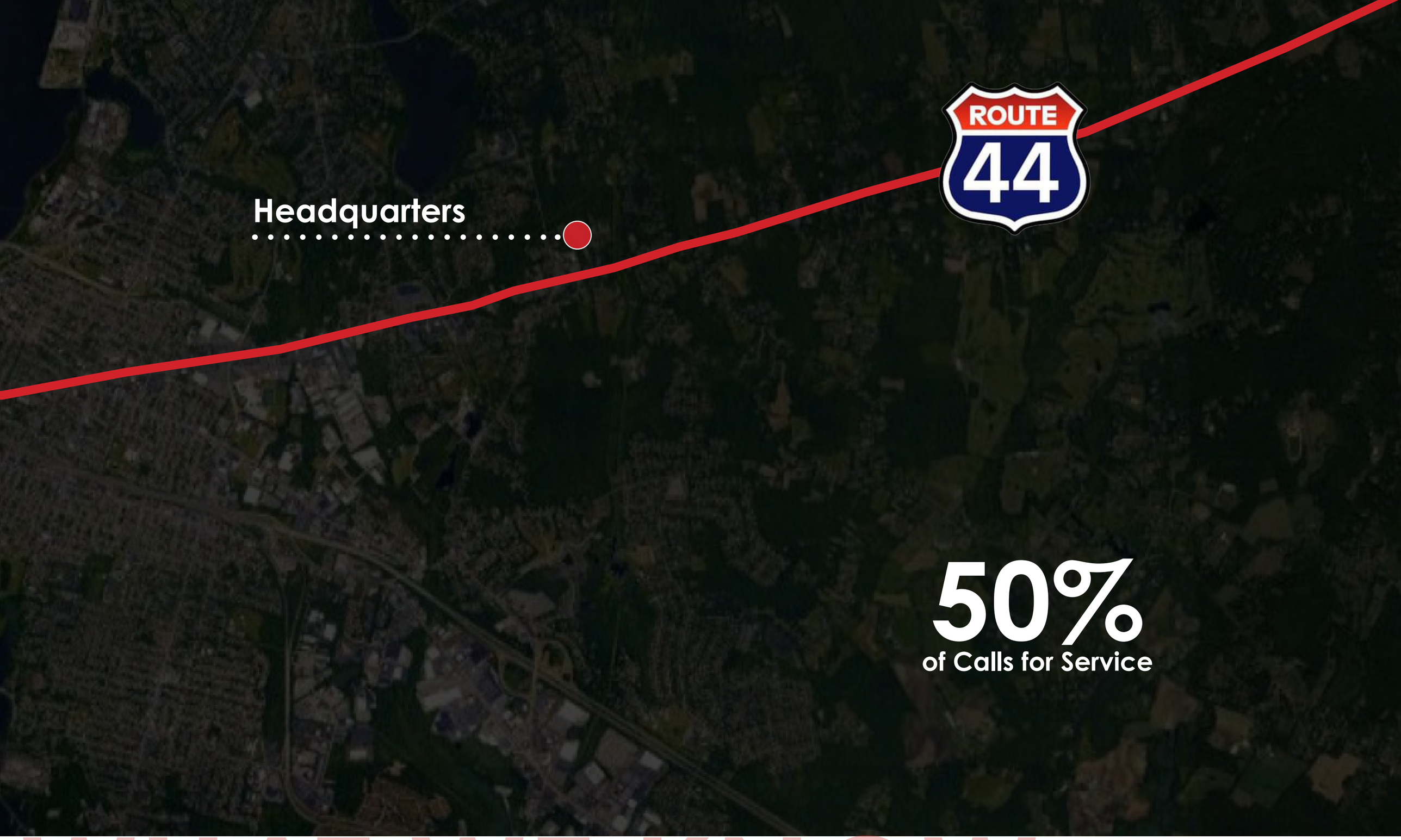
What We Currently Know About Seekonk

TGAS

WHAT WE KNOW

TGAS

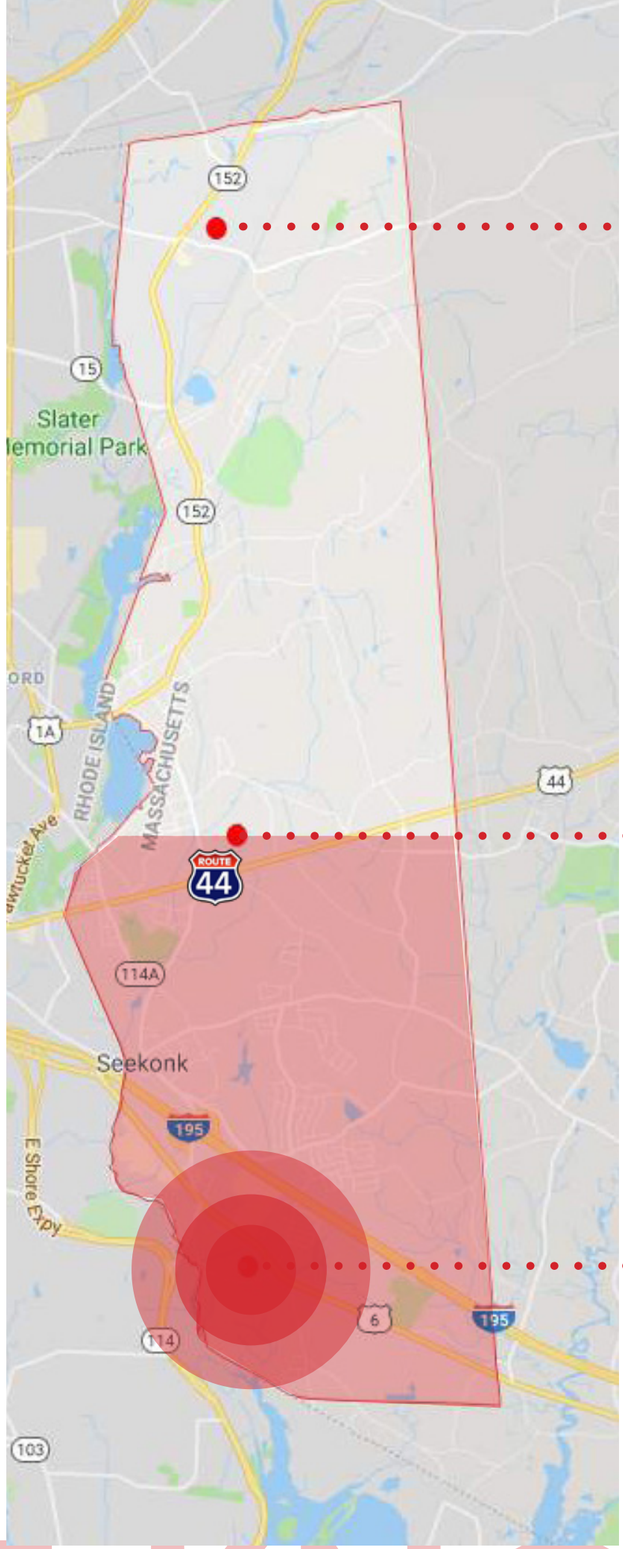
Focusing on Seekonk



TGAS

WHAT WE KNOW

Insufficient Coverage



Banna Fire Station

Headquarters

Proposed South End Station

WHAT WE KNOW

TGAS

The Solution

TGAS

WHAT WE KNOW

69 School Street

TGAS

WHAT WE KNOW

69 School Street

TGAS

WHAT WE KNOW

69 School Street

Your Team

TGAS

TGAS

YOUR TEAM















TGAS

YOUR TEAM

TGAS Staff

Ted Galante, AIA, LEED AP

Principal in Charge
Project Review Coordination

Paolo Carissimi, RA

Project Manager
Day to Day Coordination

Elisa Farruggia

Senior Designer
Project Support

TGAS

YOUR TEAM

Key Individuals

Town of Seekonk Fire Department + Building Committee

THE **GALANTE** ARCHITECTURE STUDIO

Architecture
Graphics/Wayfinding
Site Planning
Permitting Process
Project Closeout

Lighting Design
Furniture Fixtures + Equipment
MAAB Accessibility
Construction Administration

Samiotes Consultants, Inc. WBE DBE
Civil Engineering
Site Conditions
Sanitary
Site Planning
Environmental Permitting

CES Consulting, Inc.
Mechanical Engineering (HVAC)
Electrical Engineering
Plumbing Engineering
Fire Suppression Engineering
Energy Evaluation

Secure Our City, Inc. MBE
Data + Communications

Lin Associates, Inc.WBE DBE
Structural Engineering

Marc Mazzarelli Associates
Landscape Architecture

Cavanaugh Tocci Associates
Acoustical Engineering

The Green Engineer
Sustainability Consultant

Lahlaf Geotechnical Consulting MBE DBE
Geotechnical Engineering

Vanasse & Associates
Traffic Consultants

Talevi & Haesche, LLC WBE DBE
Cost Estimating

TGAS

YOUR TEAM

Town of Seekonk Fire Department + Building Committee

THE **GALANTE** ARCHITECTURE STUDIO

Architecture
Graphics/Wayfinding
Site Planning
Permitting Process
Project Closeout
Lighting Design
Furniture Fixtures + Equipment
MAAB Accessibility
Construction Administration

Samiotes Consultants, Inc. WBE DBE
Civil Engineering
Site Conditions
Sanitary
Site Planning
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CES Consulting, Inc.
Mechanical Engineering (HVAC)
Electrical Engineering
Plumbing Engineering
Fire Suppression Engineering
Energy Evaluation

Secure Our City, Inc. MBE
Data + Communications

Lin Associates, Inc.WBE DBE
Structural Engineering

Marc Mazzarelli Associates
Landscape Architecture

Cavanaugh Tocci Associates
Acoustical Engineering

The Green Engineer
Sustainability Consultant

Lahlaf Geotechnical Consulting MBE DBE
Geotechnical Engineering

Vanasse & Associates
Traffic Consultants

Talevi & Haesche, LLC WBE DBE
Cost Estimating

TGAS

YOUR TEAM

SPECIALISTS:

Fire Station Design

TGAS

FIRE STATION EXPERTS

▸ Northbridge Fire Department
New Construction

New Bedford Police, Fire, + EMS
Feasibility Study + New Construction

Harvard Police Department Training
Full Design Services

Boston Emergency Medical Services
Feasibility Study + Full Design Services

Davenport IA FD Headquarters
New Facilty + Major Renovation

Townsend Fire Station
New Construction

Chelsea Engine Company 3
Historic Renovation

Provincetown Fire Department
Feasibility Study

FDNY Engine Company 235
Historic Renovation

FDNY Engine Company 217
Historic Renovation

Orleans Fire Department
Feasibilty Study & Report

Dennis Fire Department
Feasibility Study + New Construction

Barre Fire Department
Feasibility Study

FDNY EC 63
Major Gut Renovation + Expansion

▸ Boston EC 51
Historic Restoration + Renovation

Cambridge Fire Department Headquarters
Major Gut Renovation

Boston Fire Heaquarters
Major Gut Renovation

Brookline Fire Department Training
New Facility

Tewksbury Fire & Police Department e911
New Facility

▸ Onset Fire Department
New Facility

STATION DESIGN

TGAS

Davenport Fire Station Headquarters

STATION DESIGN

TGAS

Davenport Fire Station Headquarters

STATION DESIGN

TGAS

Davenport Fire Station Headquarters

STATION DESIGN

TGAS

FDNY EC 63

STATION DESIGN

TGAS

FDNY EC 63

TOWN OF SEEKONK, MASS. INCORPORATED 1812

STATION DESIGN E

TGAS

FDNY EC 63

TOWN OF SEEKONK, MASS.
INCORPORATED 1812

STATION DESIGN

TGAS

New Bedford South Public Safety Center

STATION DESIGN E

TGAS

Demolition Experience

STATION DESIGN E

TGAS

Demolition Experience

STATION DESIGN

TGAS

New Bedford South Public Safety Center

STATION DESIGN

TGAS

New Bedford South Public Safety Center

TOWNSEND FIRE-EMS
WEST STATION

TOWNSEND
NASHUA
RIVER
FIRE
EMS
ESTABLISHED
1875

460

STATION DESIGN

TGAS

Townsend Fire Station

STATION DESIGN

TGAS

Dennis Fire Station

STATION DESIGN

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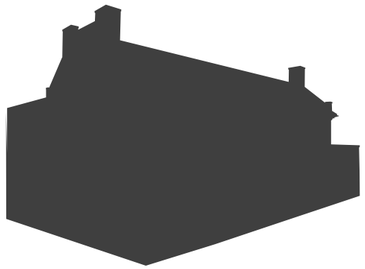
Dennis Fire Station

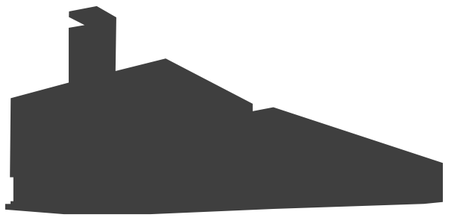
Belmont Police Department



EST $7,500,000

BID $7,300,000

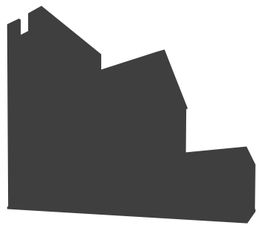
New Bedford Police + Fire



EST $13,900,000

BID $12,900,000

Brookline Maintence + Training



EST $4,500,000

BID $4,300,000

Onset Fire Headquarters

EST $6,100,000

BID $5,700,000

Boston EMS

EST $4,200,000

BID $4,000,000

Davenport Fire Department HQ

EST $12,000,000

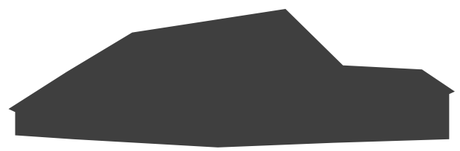
BID $11,200,000

FDNY EC63

EST $7,500,000

BID $5,500,000

Dennis Fire Department



EST $13,900,000

BID $13,200,000

STATION DESIGN E

TGAS

Consistently Under Budget

SPECIALISTS:

National Experts

TGAS

NATIONAL EXPER

TGAS

Fire Station Conference

TOWN OF SEEKONK, MASS. INCORPORATED 1812

FEATURED IN:

Governing Magazine
Fire Apparatus Magazine
FIREHOUSE Magazine
Quad-City Times


Quad-City Times

DAVENPORT CENTRAL FIRE STATION EARNS NATIONAL RECOGNITION

this month: Fire Apparatus and Emergency Equipment Firehouse Magazine, and Governing Magazine.

By Theodore Galante

RENOVATE OR REPLACE?

An experienced team can help you make the decision

The decision to renovate or replace an existing fire station leaves many things to be considered. Costs are often the biggest drivers in such a decision, but many other issues must be considered as well. Temporary quarters for equipment and personnel will weigh on the decision to renovate or replace a station. Sustainability is having greater influence on decision-making when it comes to our buildings, and some municipalities have set sustainable goals. In addition, local zoning ordinances define setbacks and building size—factors that could impact the decision. Historic preservation is also an issue, as a beloved station may only gain support if it is renovated and not replaced. Let's look at a few factors related to the decision to renovate or replace.

Historic preservation starts with the idea that the existing building is noteworthy enough to preserve for cultural reasons.

Photos Courtesy Theodore Galante AIA


GOVERNING

ur Image of a Firehouse Is Probably Wrong

demands on fire departments have grown in recent years, modern firehouses to change with them.

VOCK | APRIL 10, 2017 AT 5:00 PM

FOLDING VEHICLE BAY DOORS

BOSTON EMS

CESSARY EXPANSION

ALAN M. PETRILLO

Healthy Buildings,
Healthy Firefighters:
Reducing Carcinogen Exposure at Fire Stations

Emily H. Sparer, ScD
Theodore Galante, AIA

Fire Chiefs Association of Massachusetts:
Professional Development Conference

TGAS

FCAM Presentation

NATIONAL EXPER

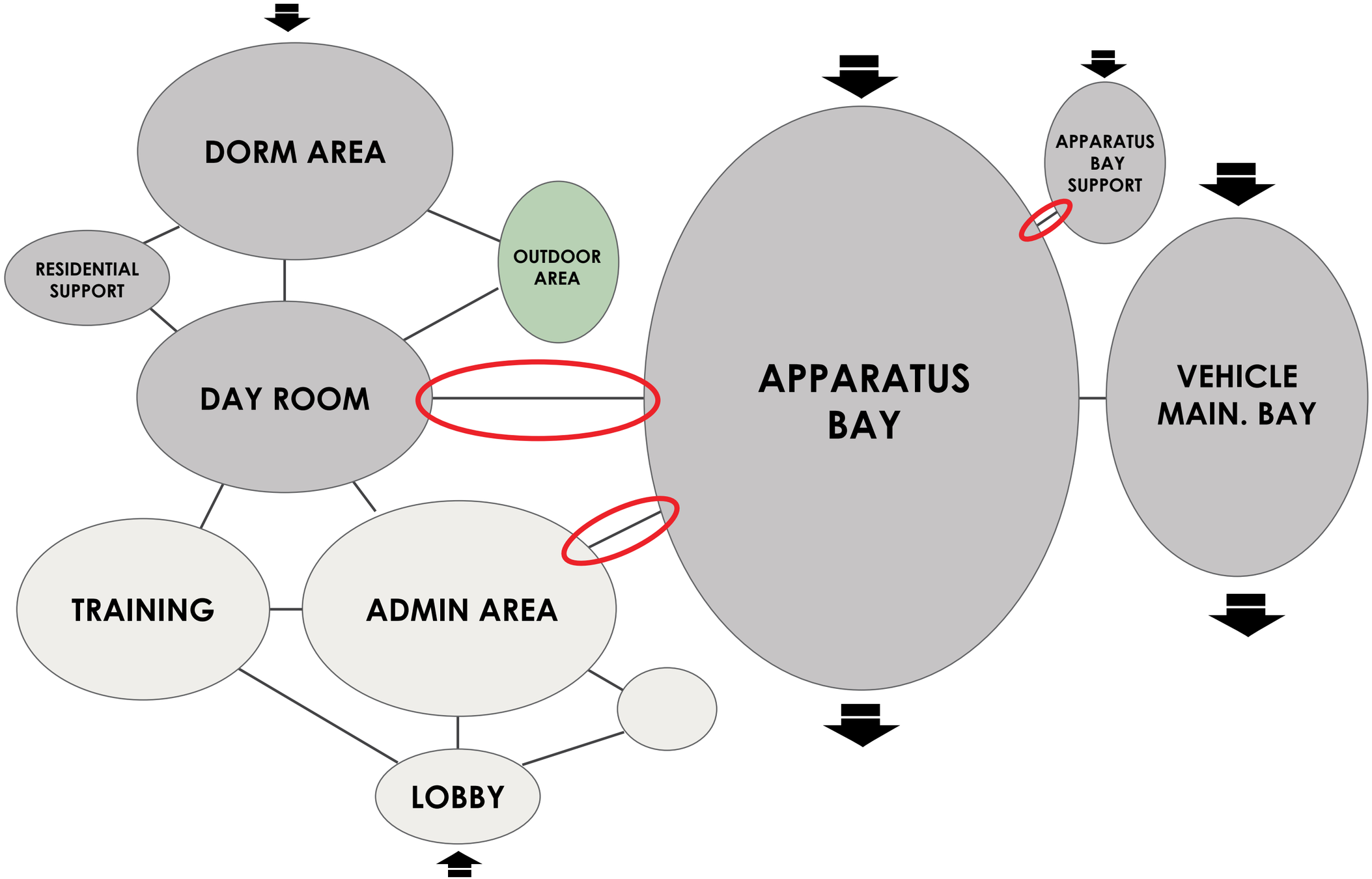
TGAS

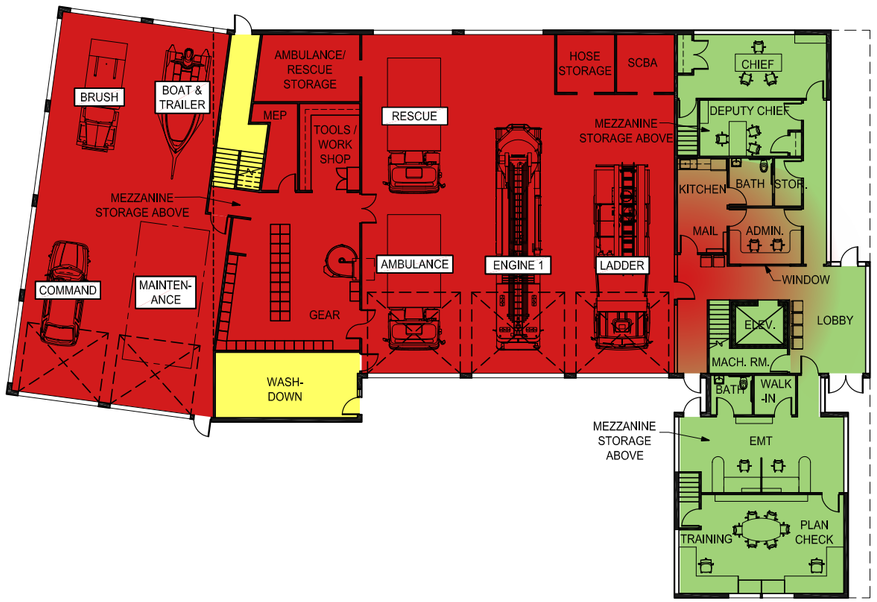
Limiting Carcinogen Transfer

TOWN OF SEEKONK MASS INCORPORATED 1812

TGAS

Limiting Carcinogen Transfer





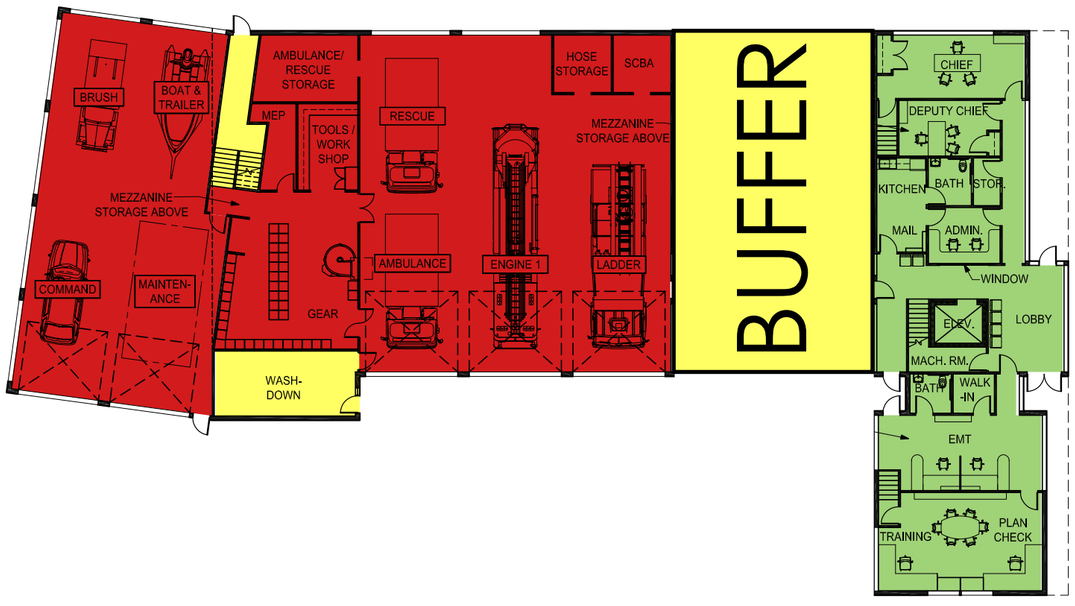
Hot -High Hazard

Transition - Moderate

Cold - Low Hazard

TGAS

Critical Analysis



Hot -High Hazard

Transition - Moderate

Cold - Low Hazard

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Critical Analysis

SPECIALISTS:

Energy Efficient Design Approach

TGAS

TGAS

Photovoltaic Panels - 2000

ENERGY EFFICIENT

ENERGY EFFICIENT

TGAS

Solar Hot Water Panels - 2000

TOWN OF SEEKONK, MASS. INCORPORATED 1812

New England's First Net Zero and LEED Platinum Home

ENERGY EFFICIENT

CES

New England's First Net Zero and LEED Platinum Home

TOWN OF SEEKONK, MASS. INCORPORATED 1812

Consulting Engineering Services

Middletown CT

49,000w

Roof mounted, tracker, carport, ground mounted

Scope
Solar / EV Charging

Size
49,000 W

Completion
2020

Sustainable Details
Solar Photovoltaics
Solar Hot Water
(4) Level 2 Electrical Vehicle Chargers

Practicing What We Preach

CES demonstrates our devotion to energy conservation measures and renewable energy choices with an array of solar energy panels at our Headquarters location in Middletown.

In 2009, CES successfully completed a new 14kW rooftop PV system with a dual axis solar tracker. The tracker and rooftop system consists of 76 solar panels that are generating approximately 16,000 kwhr of power a year. One of the rooftop panels is dedicated to a solar hot water system with drain back tank. This system makes enough hot water to support 50% - 75% of the building's needs. CES was able to complete this project through the help of grants received from the Connecticut Clean Energy Fund.

In 2013, two arrays totalling 35kW were added in the parking lot and south facade of the Middletown office. And lastly, in 2020 CES added 250W of solar in the form of a canopy atop an outdoor patio.

ENERGY EFFICIENT

samiotes

Net Positive Elementary School

ENERGY EFFICIENT

samiotes

Net Positive Elementary School

TOWN OF SEEKONK, MASS. INCORPORATED 1812

Central Fire Station

City of Davenport, IA

Education Portal

Harvard University

Campus Services Center

Harvard University

SPECIALISTS:

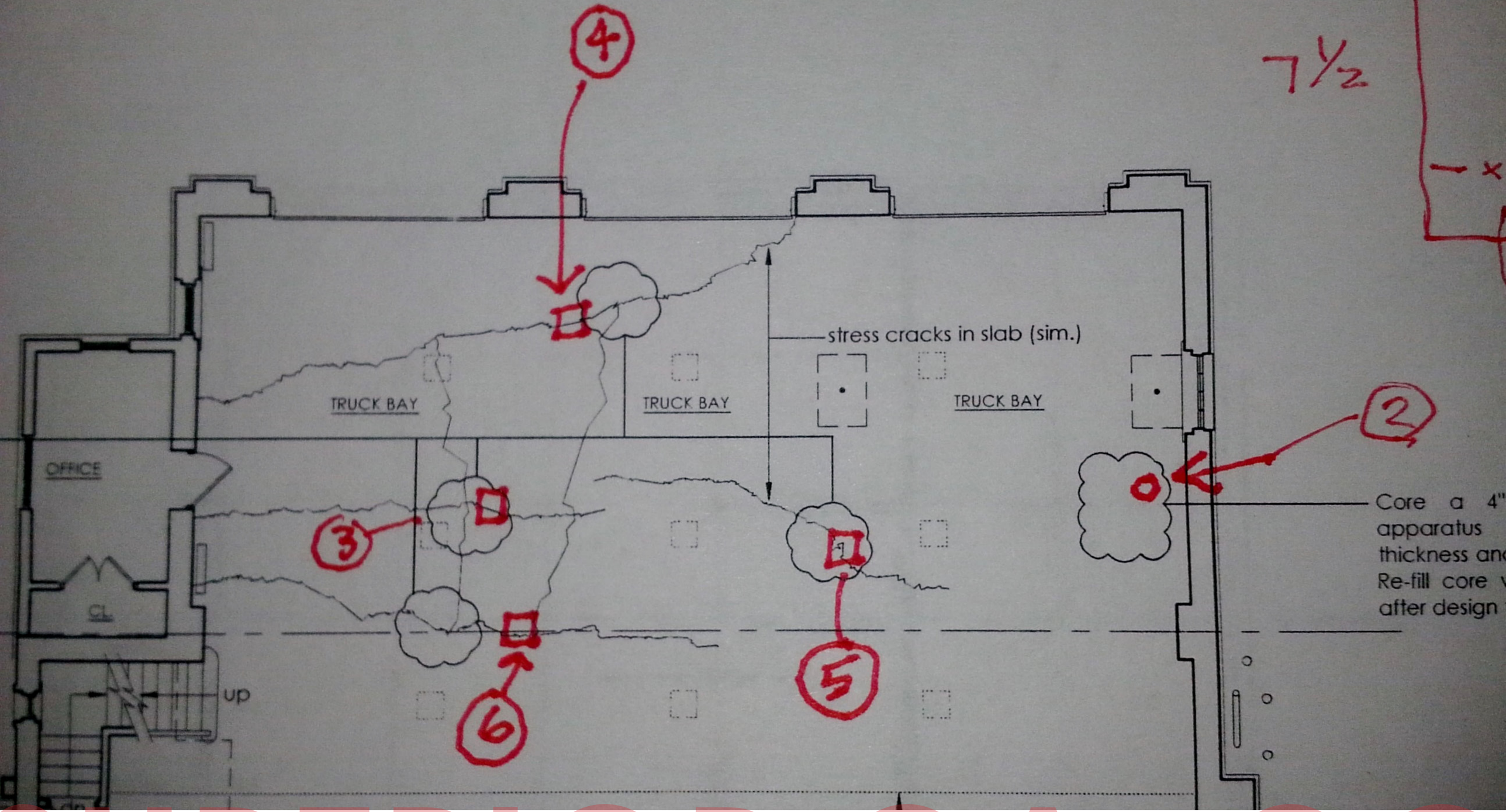
Superior QA + QC

TGAS

SUPERIOR QA+QC

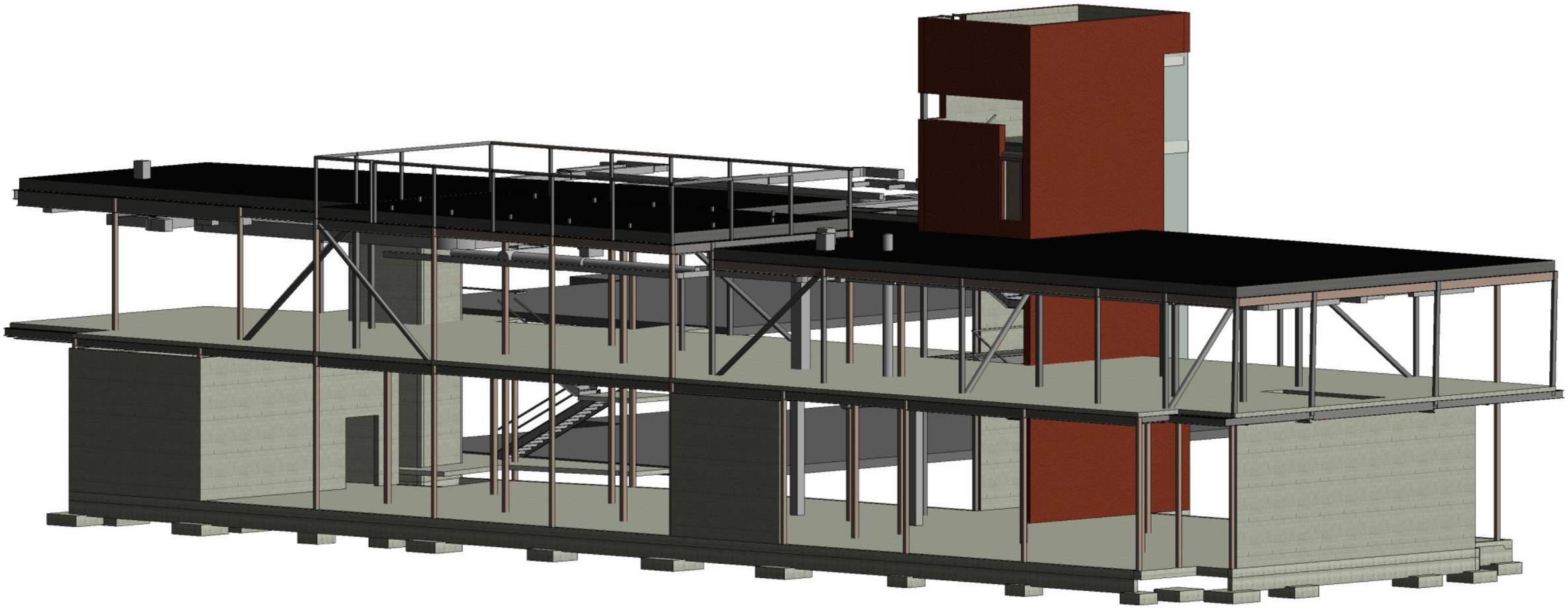
TGAS

Exploratory Demolition



TGAS

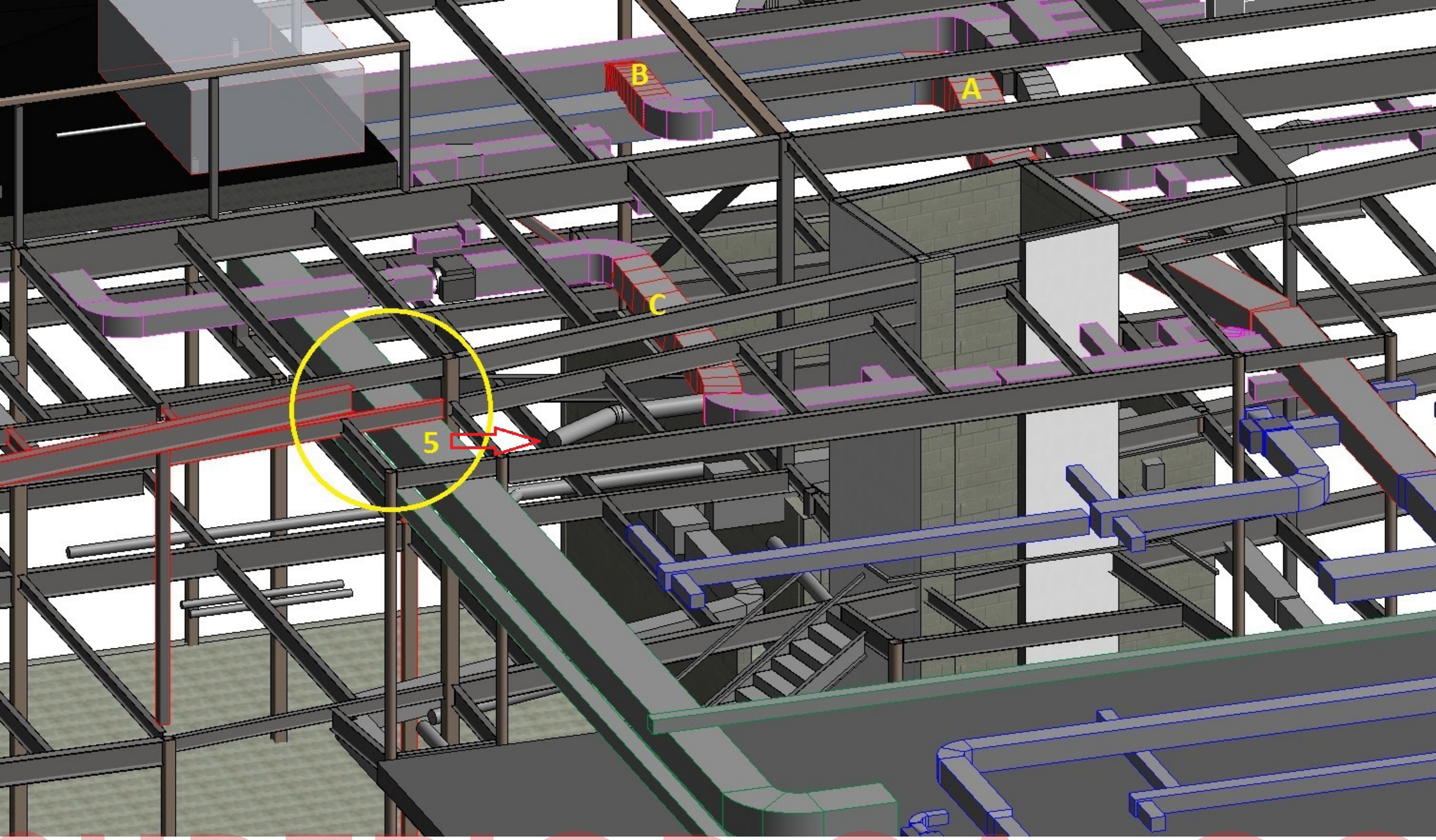
Exploratory Demolition



SUPERIOR QA+QC

TGAS

Eliminate Change Orders



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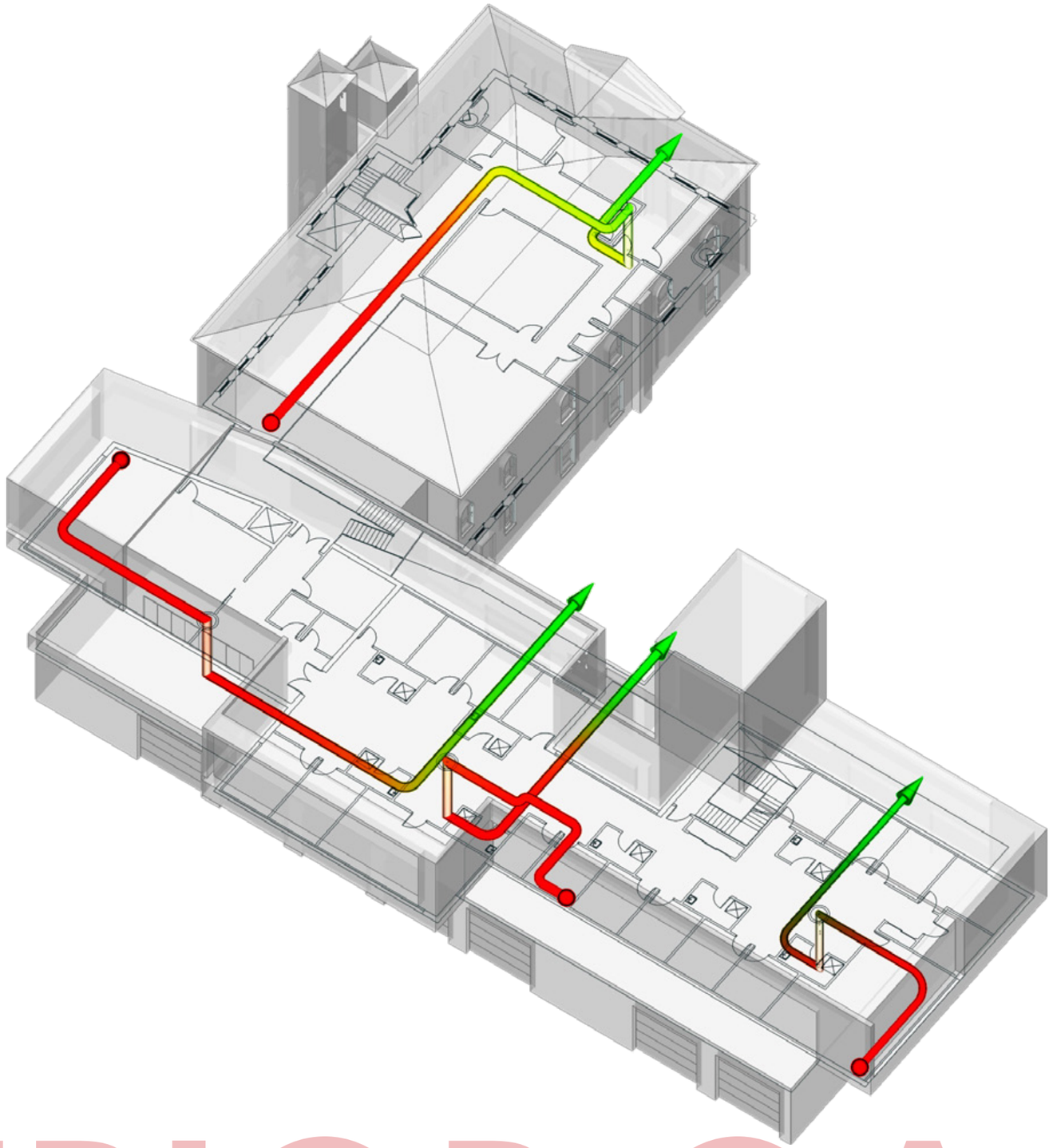
BIM Model



SUPERIOR QA+QC

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Response Time Study

Focusing on Seekonk

FOCUSING ON SE

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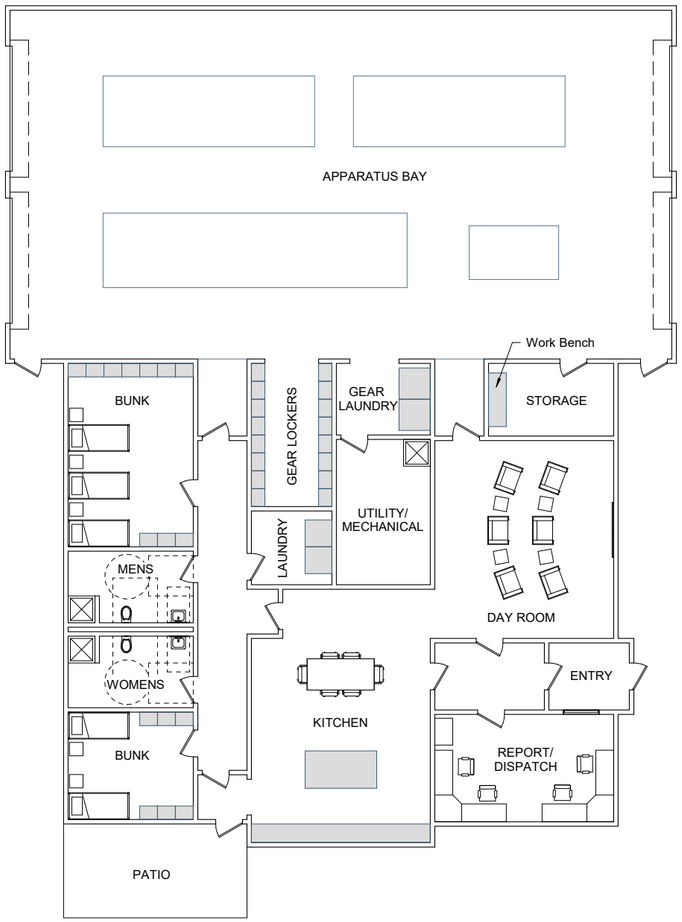
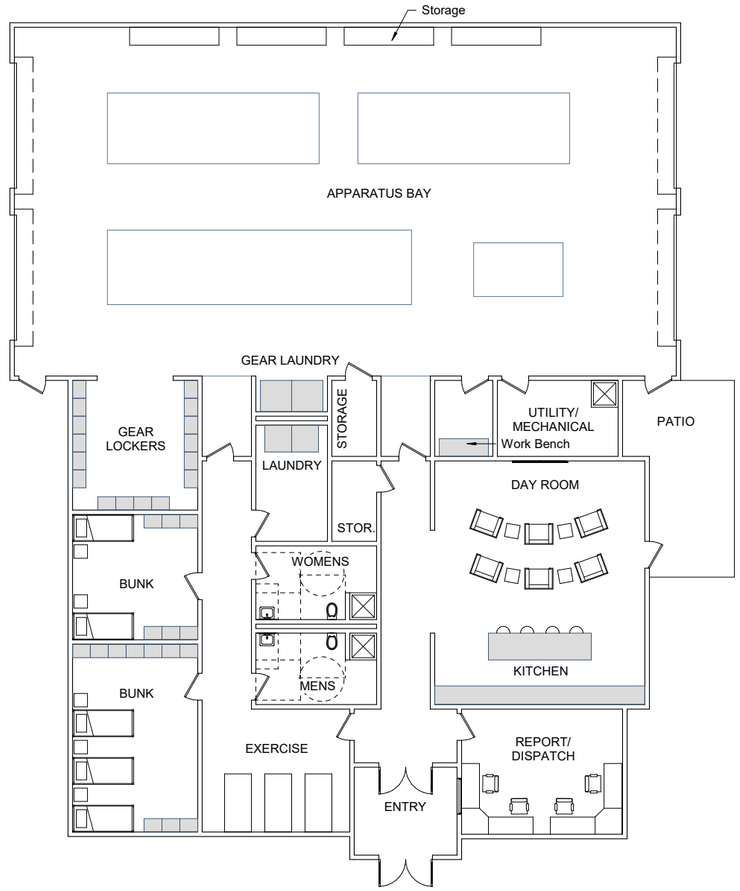
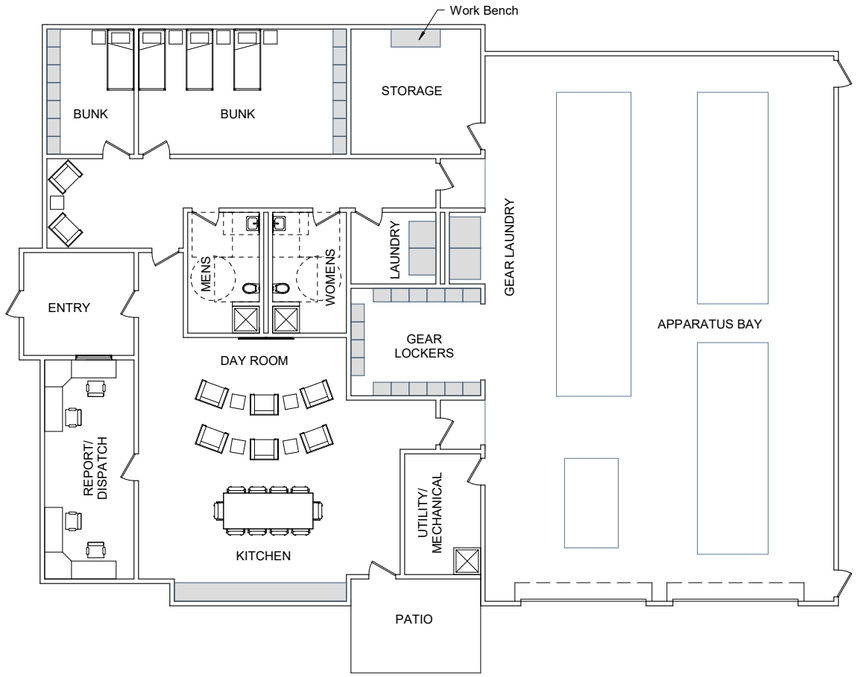
Banna Fire Station



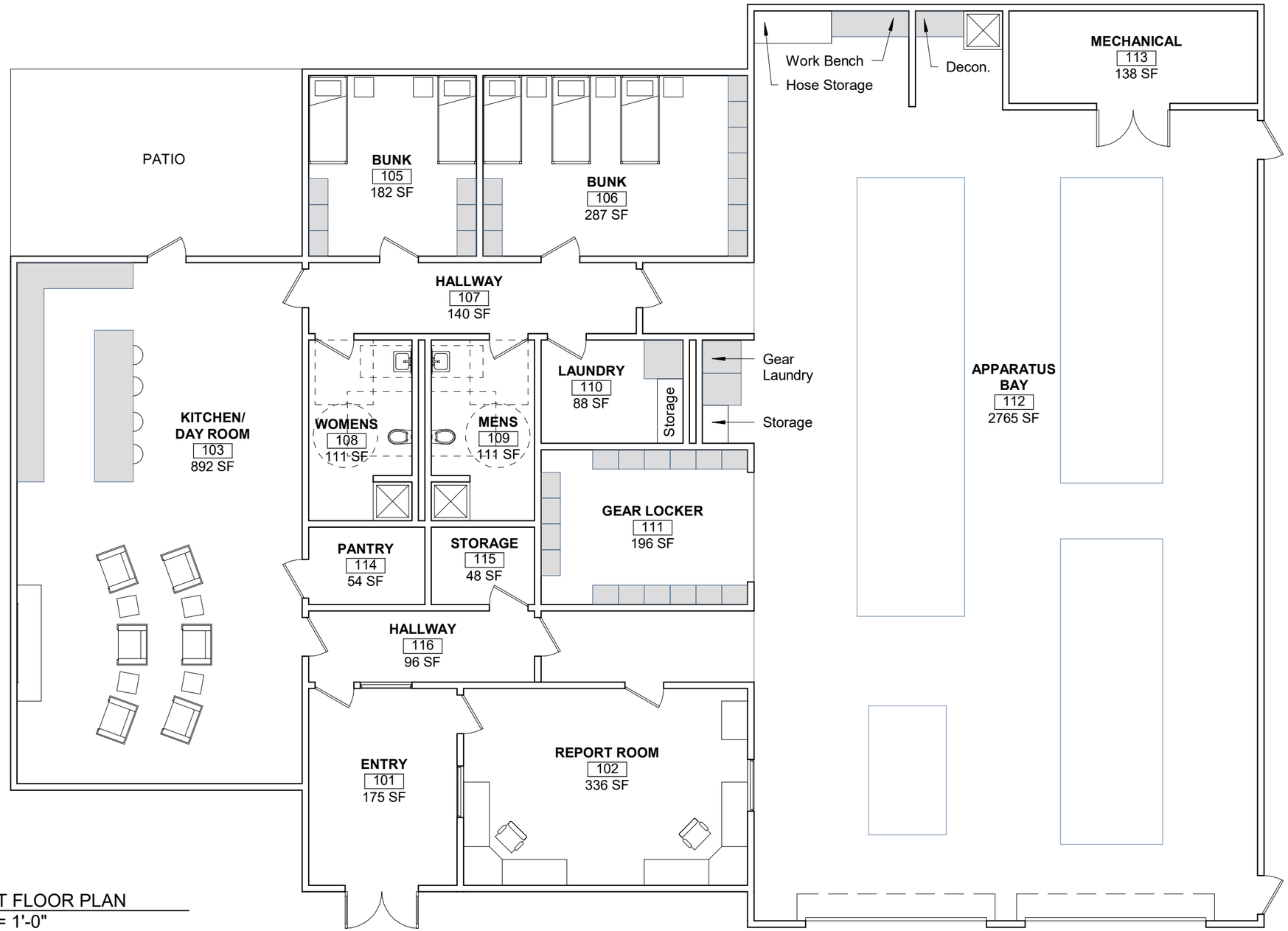
SCHEME A



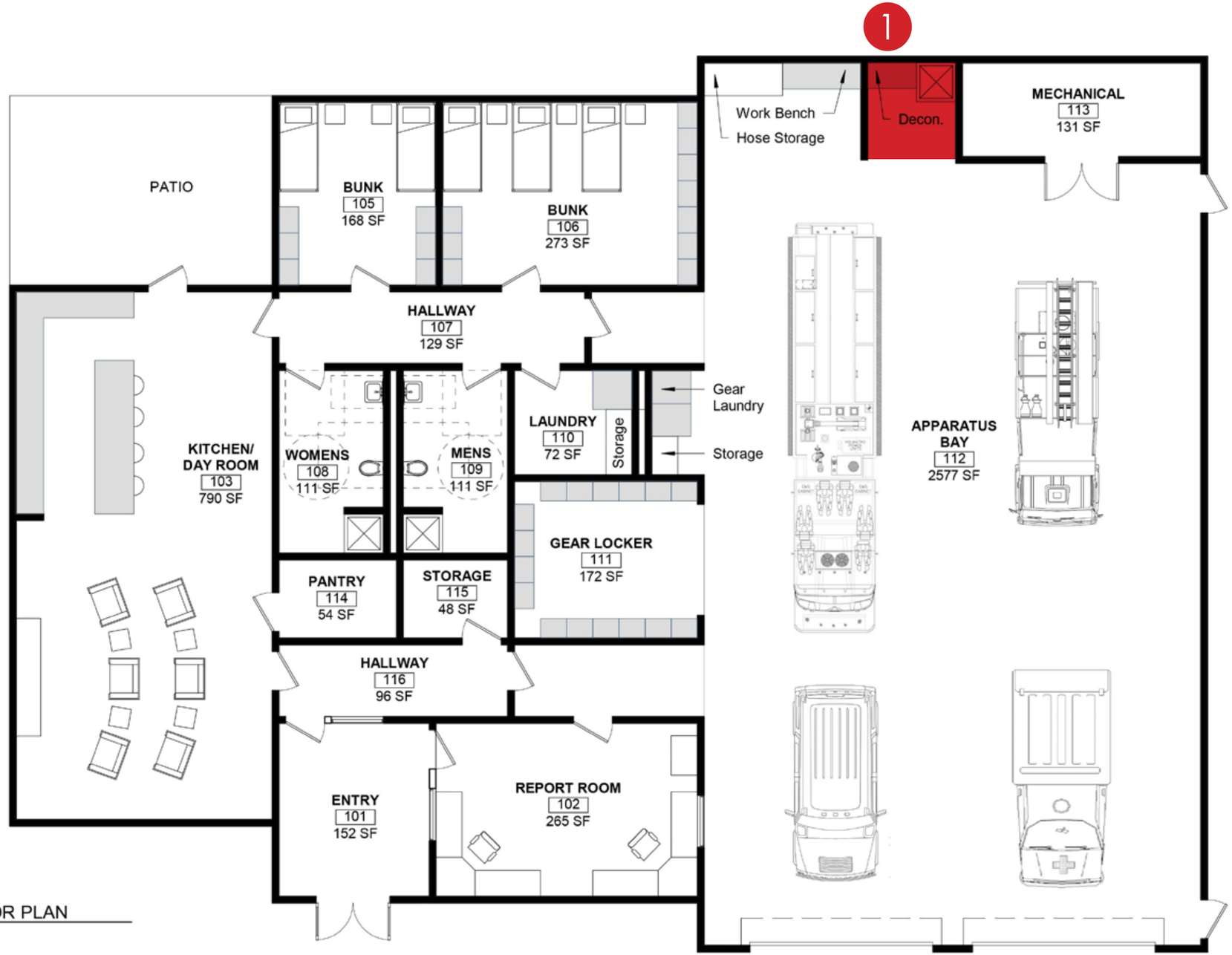
SCHEME B



SCHEME C



FIRST FLOOR PLAN
1/8" = 1'-0"



FIRST FLOOR PLAN
1/8" = 1'-0"

1 Decontamination area is safer at the front of the apparatus bay.

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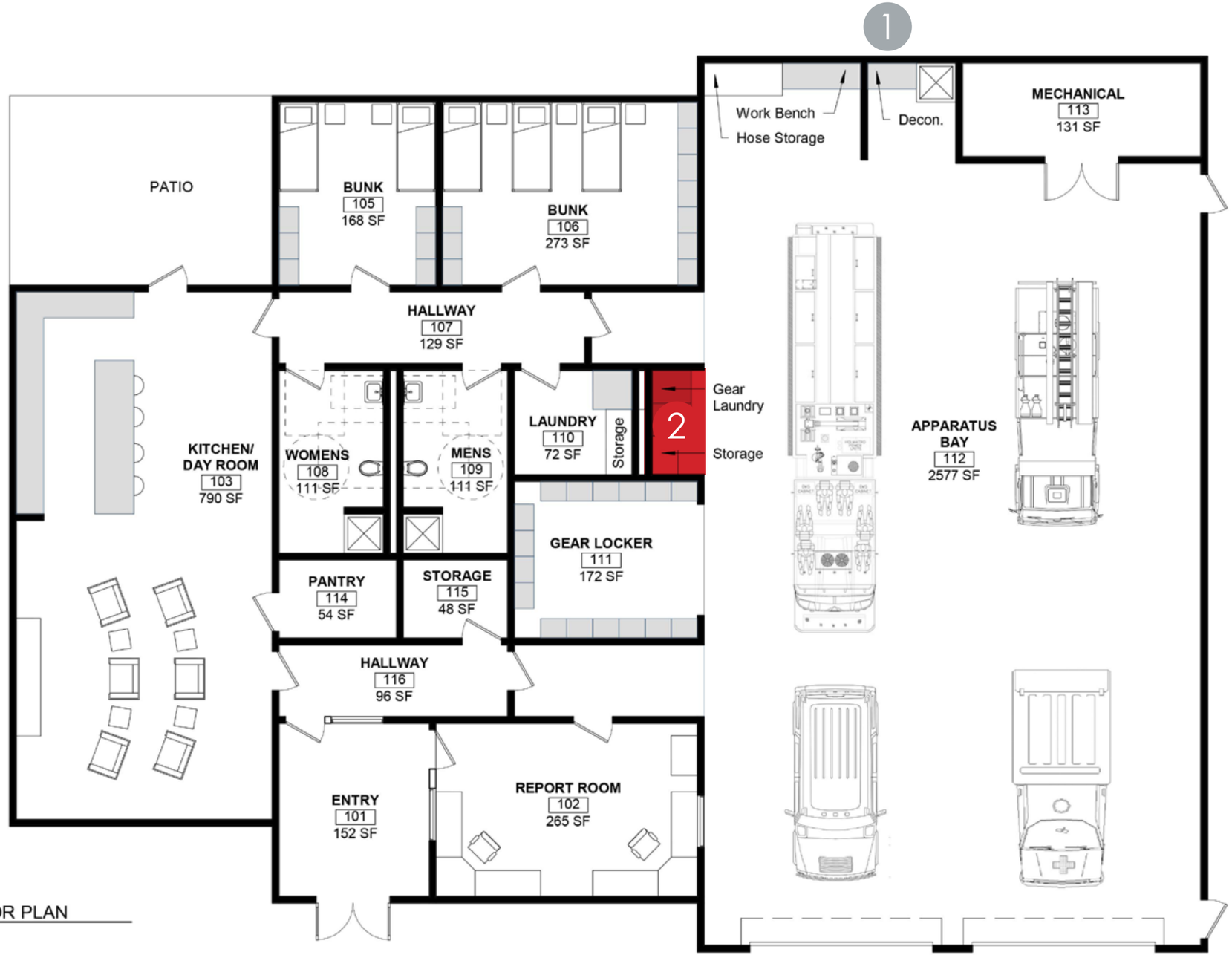
Proposed Floor Plan



FIRST FLOOR PLAN
1/8" = 1'-0"

1. Decontamination area is safer at the front of the apparatus bay.

2. Gear laundry area seems too small

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Proposed Floor Plan

FIRST FLOOR PLAN
1/8" = 1'-0"

1. Decontamination area is safer at the front of the apparatus bay.
2. Gear laundry area seems too small
3. Report room seems too big

FOCUSING ON SE

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Proposed Floor Plan

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1/8" = 1'-0"

1. Decontamination area is safer at the front of the apparatus bay.
2. Gear laundry area seems too small
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4. Greater separation between apparatus bay, bunkrooms, and office areas

FOCUSING ON SE

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Proposed Floor Plan

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1/8" = 1'-0"

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5. Single bunk rooms provide greater flexibility

FOCUSING ON SE

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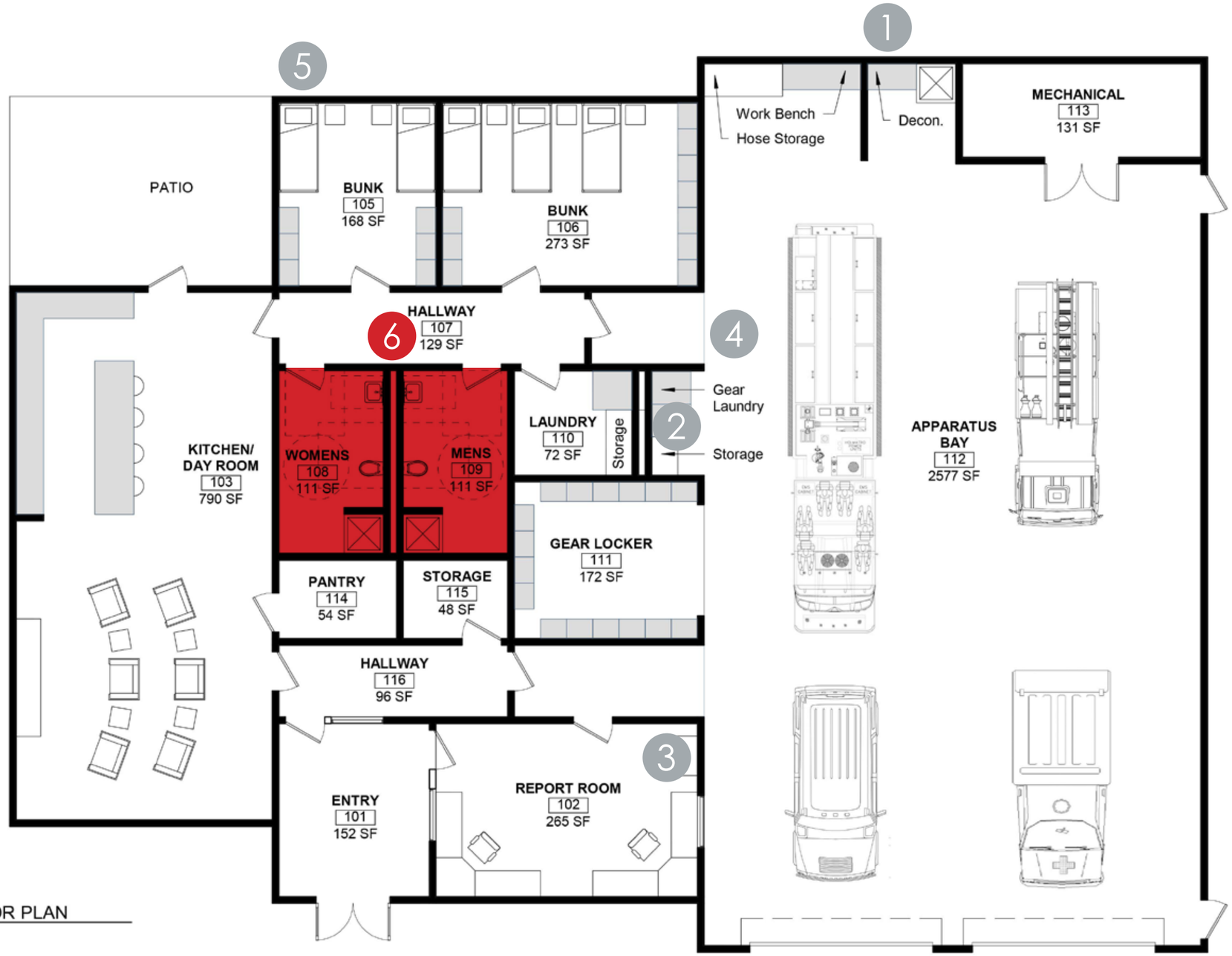
Proposed Floor Plan



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6. Bathrooms too big and showers too small

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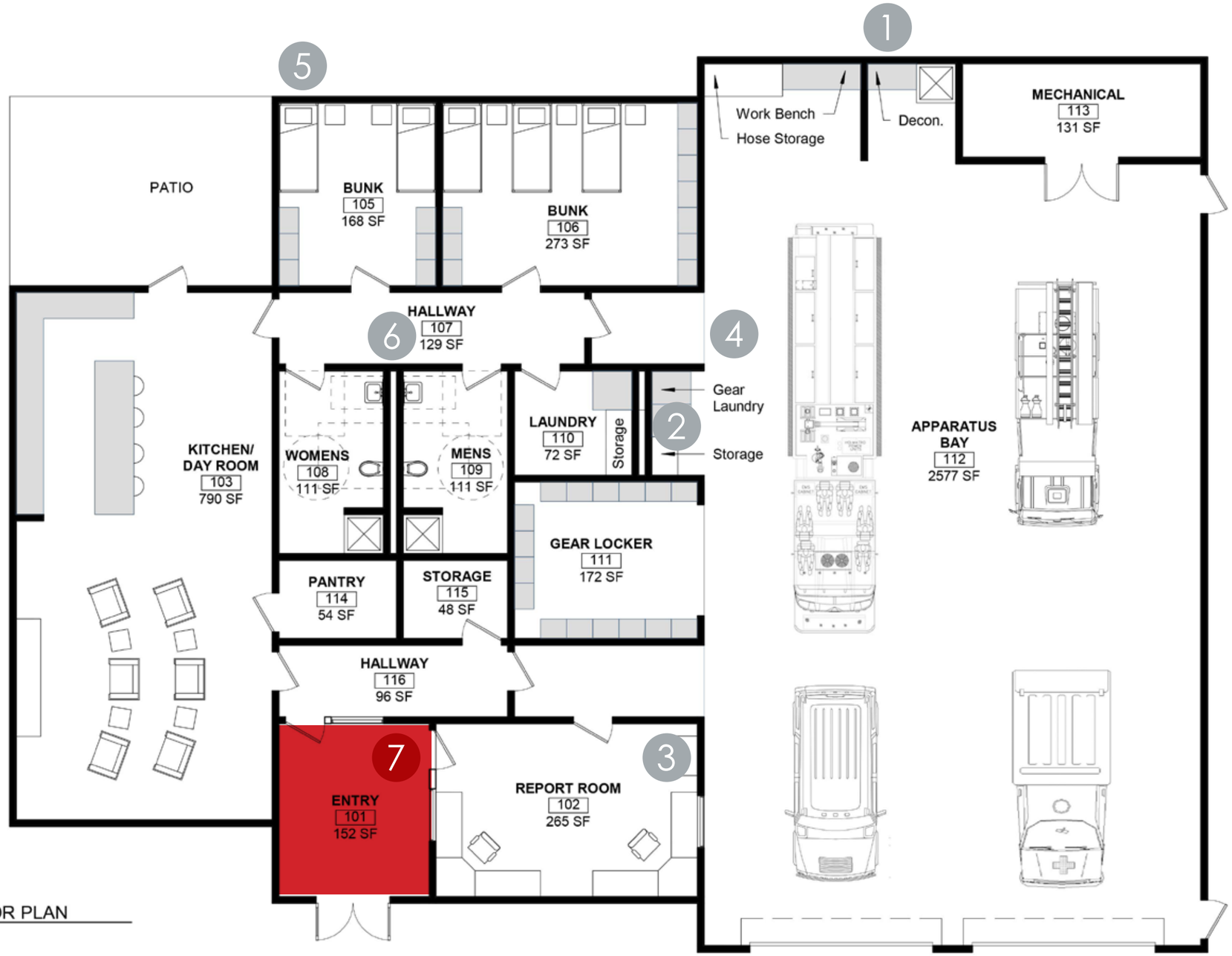
Proposed Floor Plan



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7. Possible handicapped bathroom off entry

FOCUSING ON SE

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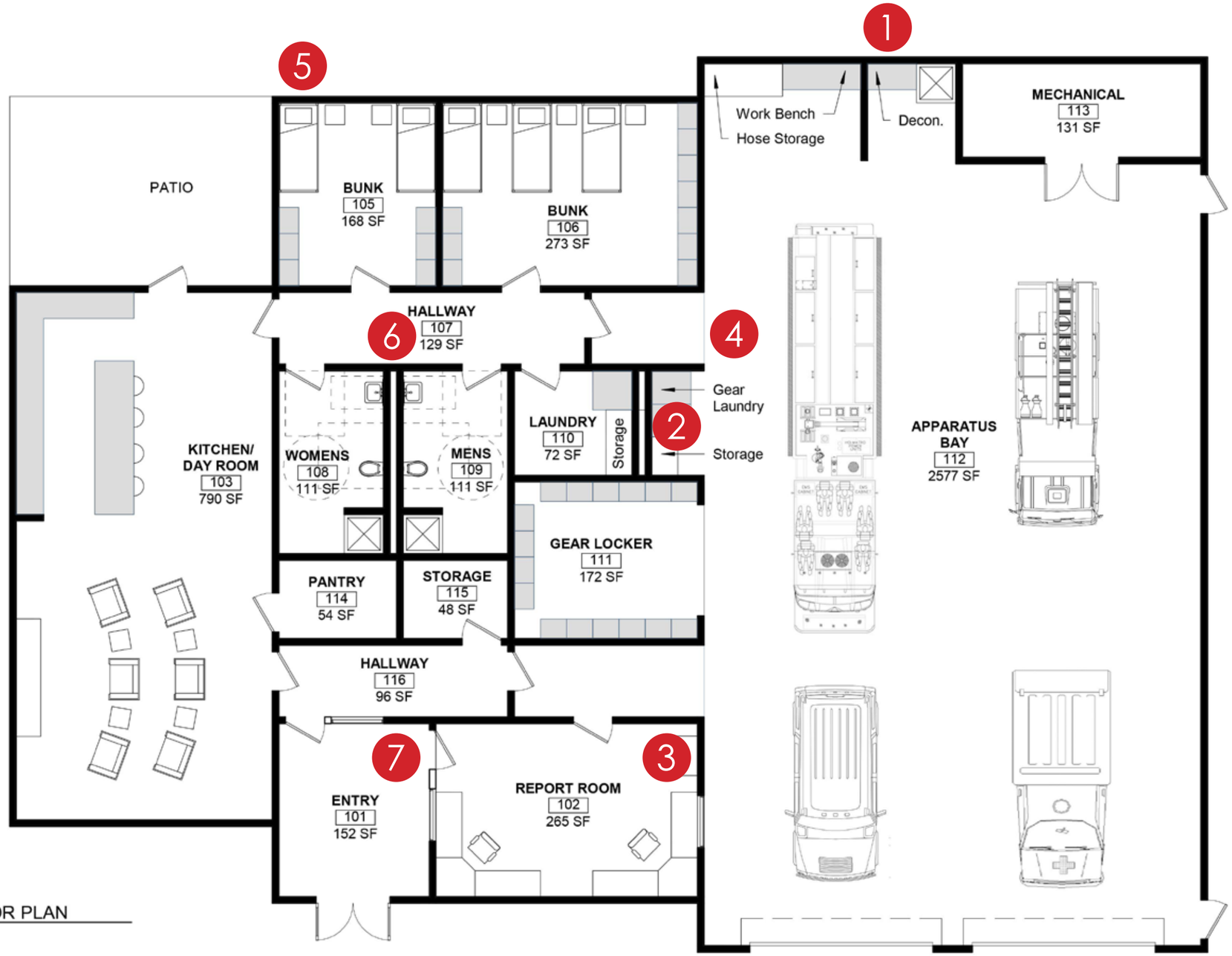
Proposed Floor Plan



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Proposed Floor Plan

Why Hire Us?

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Fire Station Experts

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Fire Station Experts

Local Architects with a National Presence

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Local Architects with a National Presence

Consistently Under Budget

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Energy Efficient Design Approach

Superior QA + QC

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Energy Efficient Design Approach

Superior QA + QC

We care about Seekonk

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TGAS +

CGA Project Management, LLC
P.O. Box 3147
Fall River, MA 02722

INVOICE

Town of Seekonk
100 Peck Street
Seekonk, MA 02771

Project:	**Seekonk South End Fire Station**
Invoice #:	**SFS-002**
Invoice Date:	**2/28/2022**
Original Contract Amount:	**$ -**
Amended Contract Amount:	**$ -**
Total Contract Amount:	**$ -**

Description	Contract Amount	Previously Billed	Total Earned	% Complete	Current Billing
Designer Procurement	$ 4,000.00	$ 2,000.00	$ 3,000.00	75%	$ 1,000.00
Schematic Design Phase	$ 10,000.00	$ -	$ -	0%	$ -
Design Development Phase	$ 15,000.00	$ -	$ -	0%	$ -
Construction Document Phase	$ 25,000.00	$ -	$ -	0%	$ -
Contractor Bid Phase	$ 10,000.00	$ -	$ -	0%	$ -
Abatement/Demolition	$ 2,000.00	$ -	$ -	0%	$ -
Construction Phase	$ 168,000.00	$ -	$ -	0%	$ -
Project Closeout	$ 6,000.00	$ -	$ -	0%	$ -
Summary	**$ 240,000.00**	**$ 2,000.00**	**$ 3,000.00**	**1%**	**$ 1,000.00**

TOTAL DUE: $ 1,000.00

Please remit payment to:
CGA Project Management, LLC
P.O. Box 3147
Fall River, MA 02722

Payment Terms: *Thirty (30) days*