

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)

Regular Attendees:

☒ Shawn Cadime – Town Administrator | ☐ Carol Ann Days – Assistant Town Administrator/HR Director
☒ Dan Tavares – CGA (Principal) | ☒ MaryBeth Carney – CGA (Project Manager)

Other Attendees:

TGAS – T. Galante | TGAS – Paulo Carissimi | TGAS – Simona Bartali

Meeting Date: 5/18/2022 Time: 12:06 PM

Meeting in person. Architect firm recorded meeting.

Motion made by Mr. Sullivan, seconded by Mr. Bourque; to call the meeting to order at 12:10pm.
All in favor All members present vote yes, Mr. Sullivan, Mr. Bourque, Mr. Tusino, Mr. Rondeau

Agenda:

1.) Greet and Meet the Proposed Architect

- a. Introduction of all Members present, other Town personnel, and OPM members present, and introduction of the proposed architecture firm The Galante Architecture Studio Inc.
- b. The Architecture firm mentioned some concepts related to the design, and construction of a building especially related to Fire Stations. The concept of Clean Zones, Dirty or Hot zones which was mentioned during the presentations also. The Clean zone is where all clean aspects of the Fire Fighting life, everyday operations take place which include the bunk rooms, kitchen, day room, offices, bathrooms/locker room/showers. The Hot zone or dirty zone would be the Apparatus floor/bays, the bunker room or gear room, the locations where they are cleaned however might still have traces of carcinogens on everything. Usually, a vented area including the bunker room area.
- c. Mr. Tusino stated there has been some work done or planning which brought the committee, OPM and Architecture firm to this point including the determination of setbacks through the Planning Department and DPW as well as a study committee was formed to determine if there is a need in the south end of town and the needs of the department(s) as well as benefits. The Study Committee brought this information to Town Meeting and a Warrant Article was created proposing the location to be at School St. We have discussed some of the possible limitations of the site due to size and dimensions of the property.

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- d. Mr. Tusino also mentioned one of the next steps would be the demolition of the current building on the property and the cleanup of the current building including abatement of any materials. Mr. Galante mentioned that during the demolition it would be beneficial to conduct some test holes to determine foundation, soil conditions etc.
- e. Update on the quote related to demolition and abatement estimated about 2 weeks out. And request of about 6 to 7 holes maybe with the assistance of DPW about 5' to 6' deep.
- f. Mr. Galante with Mr. Tavares stated the goal for a timeline would be the Spring of 2023 Town Meeting to present the plans and request funding for the project at the meeting.
 - i. Estimate end of February 2023 100 percent of the drawings completed.
 - ii. March to April of 2023 Bids for everything would be sent out.
 - iii. May of 2023 Town Meeting.
 - iv. End of June 2023 about 50 percent of schematics completed with all aspects structure, utilities, etc.
 - v. Estimate the fall of 2022 to February 2023 the CDs created.
 - vi. Final Bids around March to April of 2023.
- g. Other concepts that have been discussed at previous meetings and were mentioned to the Architect included bedrooms or bunk rooms would be individual and have lockers centrally located. One reason for the individual bunk rooms is the need for any future possible situations like the recent pandemic that occurred. And having individual bunk rooms won't have to worry about different gender rooms.
- h. Work out room or fitness area was mentioned and requested.
- i. Mr. Galante and the OPM Mr. Tavares did talk about having a Commissioning Agent brought in early it would be a 3rd party to evaluate the companies design and different phases of the building. It is another level of checks and balances. There is a step where the Commissioning Agent is brought in, but it was proposed to bring in earlier to help with planning including but not limited to Mechanical, Plumbing, Building Envelope, HVAC, Electrical etc.
- j. At certain times during the build process especially when it gets close to the ending of the project the thought of possibly video taping possibly the training of the components in the building, HVAC, Mechanical, Electrical, etc. This way it would be a little easier to maintain all systems even when the building Maintenance personnel change.
- k. Mr. Galante stated that due to supply issues and manufacturing Generators are about 56 weeks out, Doors for the garages are 11 months out, windows are a long wait also. This could change in 12 months but something to think about and plan on to try to place orders early enough to prevent any delays in the project.
- l. Estimated per square feet price for Seekonk during the Bid in March 2023 would be an estimated possible price of \$685.00 per square foot. Dennis' project was \$615.00 per square foot and Northbridge estimated about \$630.00 to \$635.00 per square foot. Dennis and Northbridge are current projects. Due to COVID prices of everything are high. Prices could come down some at the time of the bid in March of 2023 timeframe.

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- m. Mr. Galante and Mr. Carissimi also mentioned that other projects that are taking place are including electric vehicle charging stations so maybe plan for the conduit and other aspects of the future installation of electrical charging stations not only in the Apparatus Bays at the Station but also outside for vehicles possibly parked in the parking lot.

Next meeting discussion set at the Senior Center for June 9th at 1830hrs. Reason for location is the large projector screen.

Next meeting: Date: 5/18/2022 Time: 1:32 pm.

Motion to adjourn made by: Member Tusino, seconded by: Member Sullivan; at 13:32 pm. All in favor
Yes, Mr. Rondeau, Mr. Bourque, Mr. Tusino, Mr. Sullivan in favor.