

Town of Seekonk  
South End Fire Station  
Building Committee

Committee Members Attendance:

James Tusino (Chairman)  Michael Bourque (Vice Chairman)  Nicholas Rondeau (Clerk)  
 David Sullivan (Member)  Oscar Elmasian (Member)

Other Attendees: Dir. Of Comms. Dir. Wunschel | TA Cadime |  
TGAS: P. Carissimi | TGAS: T. Galante | CGA: D. Tavares | CGA: M. Carney |

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Meeting Date: 11/3/2022

Time: 7:04 PM

In person meeting.  
No one audio or visually recording.

Open meeting:

Motion to call the Meeting to Order at 4:04pm, made by: Chairman Tusino; Seconded by: Member Sullivan:

All in favor: Mr. Rondeau, Mr. Sullivan, Mr. Tusino, Mr. Elmasian.

- 1.) Consider the Approval of Bills and Invoices.
  - a. None at this time.
- 2.) Community: None
- 3.) General: None
- 4.) Updates CGA
  - a. Requesting an update related to the building of the stairs and landing in the Old School Admin Building. 69 School St., Seekonk, MA to conduct abatement and then demolition.
  - b. See update presented in report (request PDF electronic version).
  - c. Mr. Tavares was discussing the electrical service a pad mount vs pole mount transformer. TGAS preferred to have the pad mounted due being able to bury cables instead of having them in the air.
  - d. Questions to review:
    - i. Prefer curbing to be asphalt berm or granite.
      1. Mr. Rondeau asked the question is this also including the apron for the apparatus, would suggest if this is the time to have the apron for the apparatus to park on when outside the building to be concrete due to asphalt usually having an issue with compacting the asphalt due to the weight of the vehicles.
      - ii. Mr. Bourque by email inquired about having a heated apparatus bay.
        1. It was discussed not to have the heated apparatus floor. Estimated \$75,000 to 100,000. It will be reviewed at a later date.
      - iii. Mr. Bourque also sent an email asking about the Large Circulation fans known as "Big Ass Fans" apparatus bay. No discussion.

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5.) Updates TGAS

a. See TGAS' presentation.

- i. Presentation of colors, red brick on top, and a red brick different shade on the bottom. The Comms side of the building would have a light gray with a darker shade of gray on the bottom.
- ii. Discussion related to the front entrance instead of an all-glass entrance maybe some structure with glass. Mr. Elmasian mentioned similar to the current entrance of the full standing entrance. Maybe have a combination brick and glass, type material construction. Standard glass for the windows in the building.
- iii. Generator was moved to the "B" side of the building between Dispatch and the parking lot. Concern was raised related to the generator running especially during the full load use not during the weekly test.
- iv. Question raised related to the window and maybe allowing to open the window for fresh air. Now the window will not be able to be opened.
- v. Request to have an exhaust fan in the break room for potential cooking mishaps. Due to using the opening of the current window in dispatch to help with evacuating cooking mishaps.

b.

6.) Approval of Minutes:

a. None at this time.

7.) Discuss next steps and next meeting date.

Next meeting will be November 17<sup>th</sup> via Zoom at 7:00pm.

Next meeting will be on:

Motion to adjourn, Member Tusino, Seconded by Member Elmasian. All in favor. Member Rondeau, Member Elmasian, Member Sullivan, at 8:31pm.



# OPM Progress Report

## Seekonk South End Fire Station Building Committee

11.03.2022

### ➤ UPDATES, DISCUSSIONS, and ACTION ITEMS:

- Abatement and Demolition of Existing Building: S. Cadime is working with the DPW to coordinate a carpenter to build safety stairs to complete abatement prior to demolition.
- Building Commissioning: S. Cadime and CGA met with Innovative Engineering Services (IES) following the last Building Committee meeting and agreed to move forward with a contract for their services. A kick-off meeting with the design team will be scheduled to introduce IES to the project.
- Geotech Borings: The Geotech firm has scheduled borings to take place on Monday, November 14<sup>th</sup>, starting at 7AM. Five borings are identified, three within the proposed building footprint, one in the area of the infiltration chambers and one near to the proposed leaching field. CGA will have representation on site.
- Transformer Type & Location: The engineers (CES) met with National Grid (NGRD) on site to review the proposed electrical site plan. NGRD offered a pad or a pole mounted transformer for the project. Both options would require a new pole. The proposed location of the pad mounted transformer is in front of the building. After reviewing with S.Cadime, CGA sent an email was to the Electrical and Building inspector for input on their preferred option.
- Design Development Status:
  - 50% Design Development comments were shared with TGAS and have been incorporated.
    - Questions from review:
      - Does town prefer an asphalt berm or granite curbing
      - Heated slab in apparatus bay – approximate cost \$100,000 (could be a Bid Alternate?)
      - Large circulation fans in apparatus bay?
    - 100% Design Development plans and specifications will be issued by early next week for cost estimating and review.

### ➤ PROJECT SCHEDULE (subject to change):

- **06/06/22 – 08/12/22: Schematic Design (Completed)**
- **08/15/22 – 11/07/22: Design Development**
  - 09/01/22: Building Committee Meeting: Building Exterior Material (In-Person)
  - 09/15/22: Building Committee Meeting: Building Systems (Virtual)
  - 09/26/22: 50% Design Development Package for Review
  - 09/29/22: Technical Review Meeting with Town
  - 09/29/22: Building Committee Meeting: Furniture and Equipment (Virtual)
  - 09/30/22: Complete 50% Design Development Package for Review
  - 10/17/22: 50% Design Development Owner review comments due
  - 10/20/22: Building Committee Meeting
  - **11/03/22: Building Committee Meeting: Int./Ext. Finishes (In-Person)**



# OPM Progress Report

- 11/04/22: 100% Design Development Package to Cost Estimator and Owner
- 11/11/22: 100% DD Owner review comments due
- 11/14/22: Cost Estimates Received
- **11/17/22: BC Meeting: Approve Notice to Proceed to move into CD Phase**
- **11/17/22 – 03/10/23: Construction Documents**
  - 11/17/22: Commence Construction Document Phase
  - **12/15/22: Building Committee Meeting**
  - 12/19/22: 50% CD Package for Review
  - 01/02/23: 50% CD Owner review comments due
  - **01/19/23: Building Committee Meeting**
  - 02/06/23: 90% CD Package for Review and to Cost Estimator
  - 02/20/22: 90% CD Cost Estimates due— Meeting needed to review
  - **02/23/23: Building Committee Meeting**
  - 02/24/23: 90% CD Owner review comments due
  - 03/10/23: Complete 100% Construction Documents
- **03/09/23 – 04/26/23: Contractor Bidding**
  - 03/09/23: Submit Central Register and legal advertisement
  - 03/15/23: Construction Bid Documents Available
  - 03/16/23: Building Committee Meeting
  - 04/05/23: Filed Subcontractor Bids (FSB) Due
  - 04/13/23: Building Committee Meeting (Approve FSB Bids)
  - 04/26/23: General Contractor Bids Due
  - 04/27/23: Building Committee Meeting (Approve GC Bids)
- **05/08/23: TOWN MEETING**
- **06/26/23: BALLOT REFERENDUM VOTE (45 calendar days/typically Mondays)**
- 06/12/23: Award General Contractor Bid (6/7/23: 30 days; 6/28/23: 45 days)
- 06/13/23: General Contractor's Notice to Proceed/Start Construction
- 07/31/24: Substantial Completion
- 09/30/24: Complete Closeout Activities/FF&E Installations/Training
- 10/01/24: Owner Move into Building

➤ **INVOICES:** Will be presented for approval at the November 17, 2022 meeting.

➤ **PRECONSTRUCTION PROJECT BUDGET:**

Project Budget	Budget	Committed	Billed to Date	Balance
<b>OPM (SD-BID)</b>	\$ 66,000	\$ 66,000	\$ 29,000	\$ 37,000
<b>A&amp;E (SD-BID)</b>	\$ 306,577	\$ 306,577	\$ 109,492	\$ 197,085
<b>Other</b>				\$ -
<b>Other</b>				\$ -
<b>Budget Subtotal</b>	<b>\$ 372,577</b>	<b>\$ 372,577</b>	<b>\$ 138,492</b>	<b>\$ 234,085</b>

➤ **PROPOSED BUILDING COMMITTEE MEETING DATES (subject to change):**  
○ 11/17/22: Review Invoices, approve Notice to Proceed into CD. (Virtual?)

# THE GALANTE ARCHITECTURE STUDIO

FIRE STATION SPECIALISTS



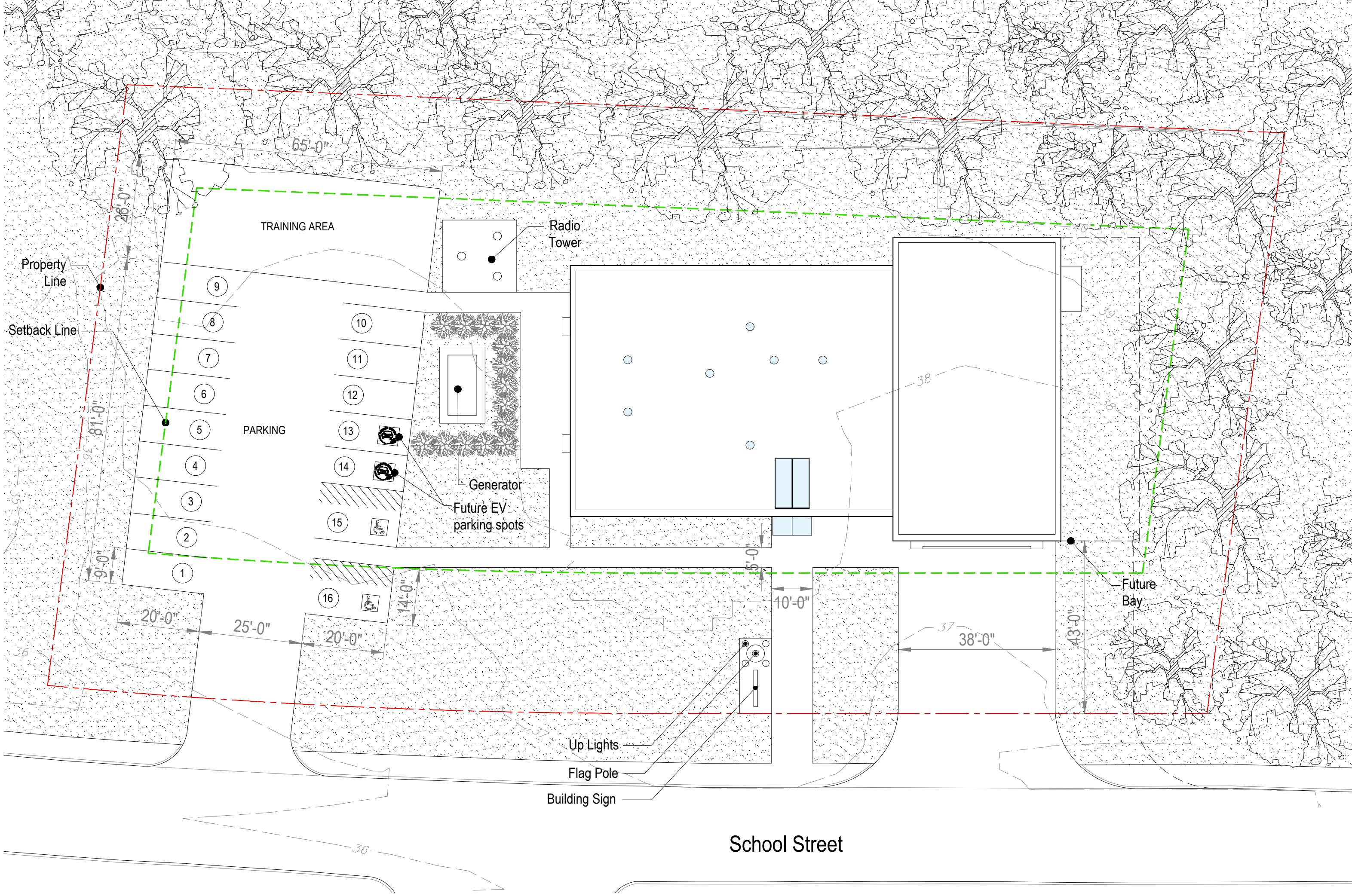
## TOWN OF SEEKONK NEW FIRE STATION

November 3rd, 2022

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

# NEW FIRE STATION



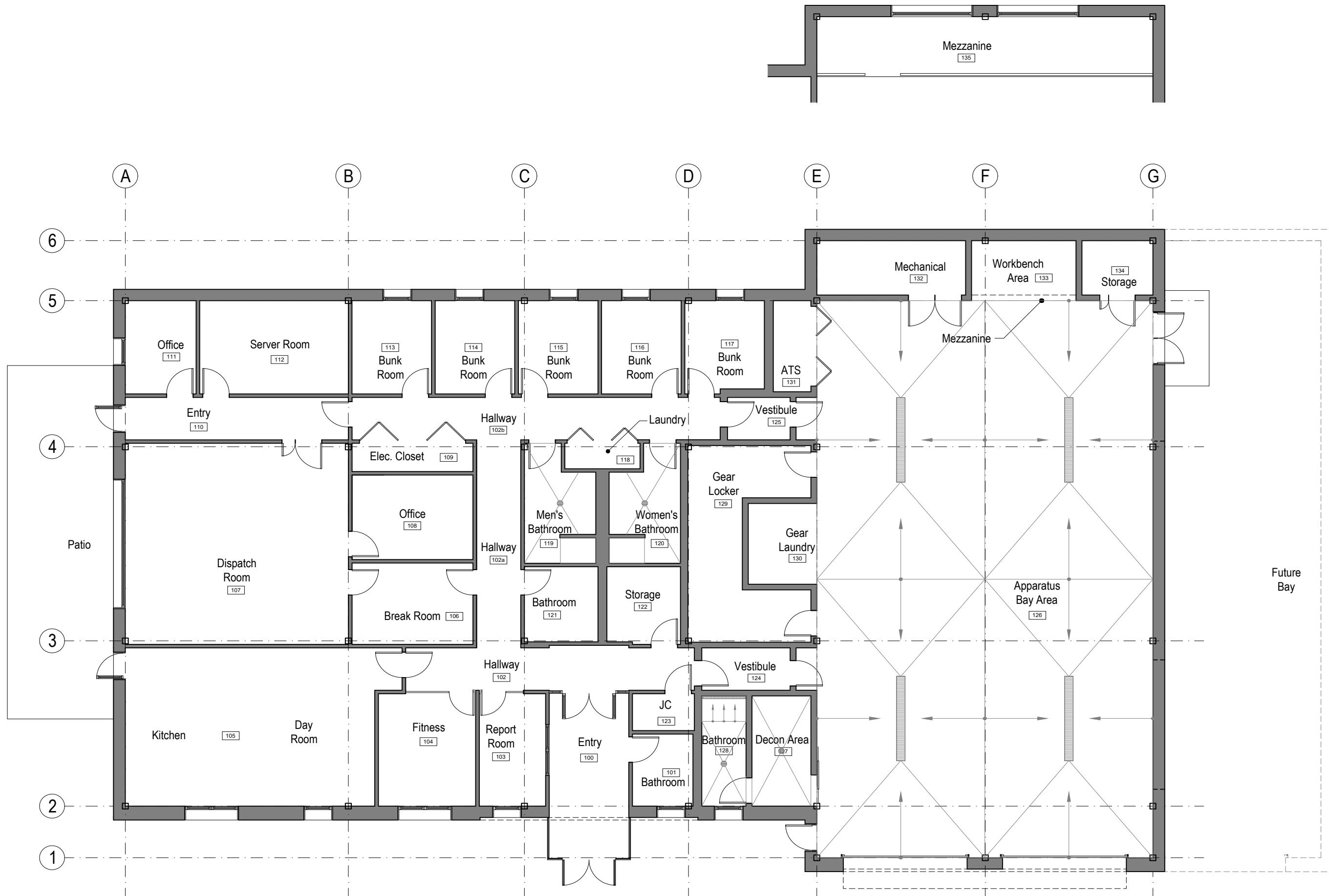


TGAS

# NEW FIRE STATION

Site Plan



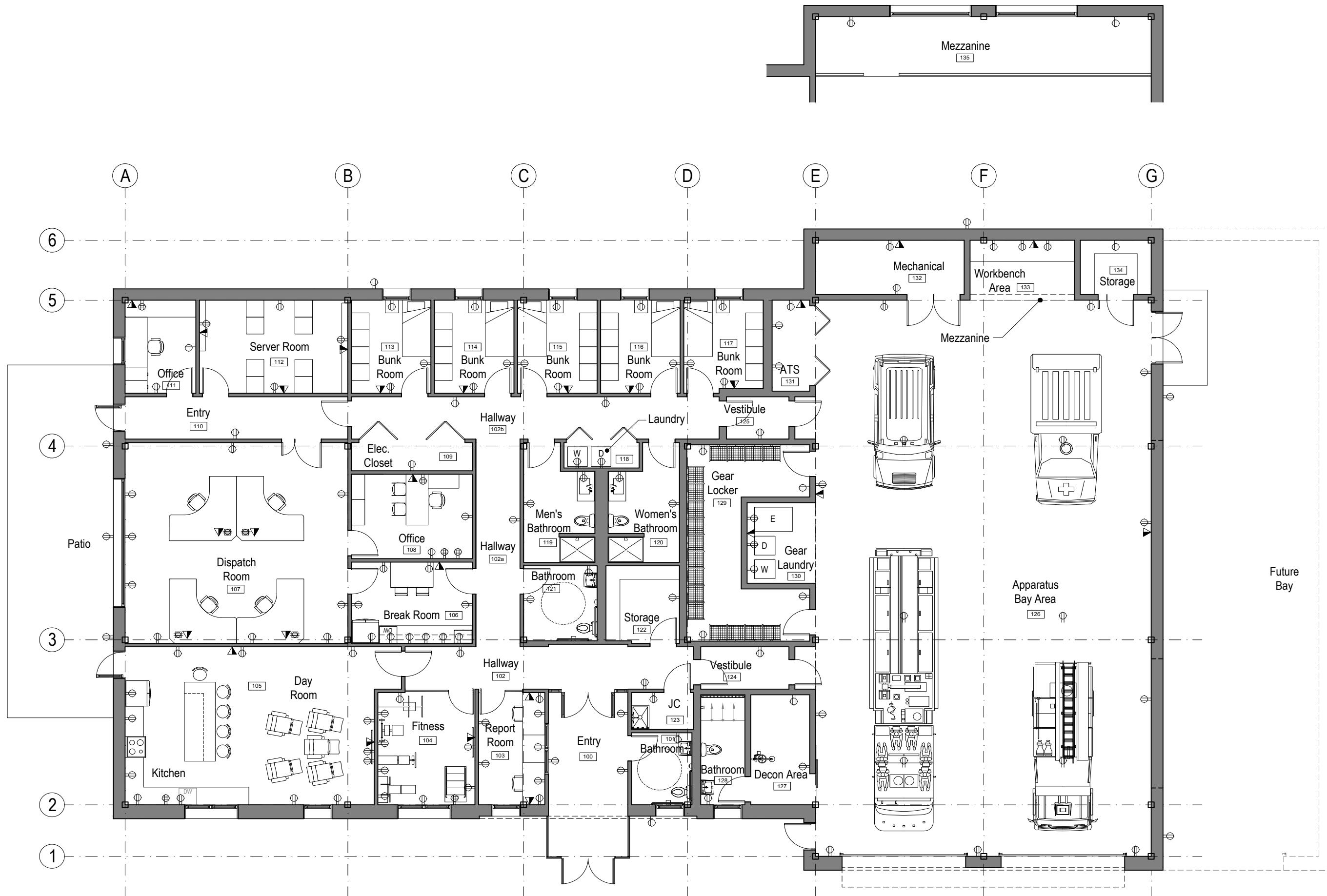


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# NEW FIRE STATION

Floor Plan

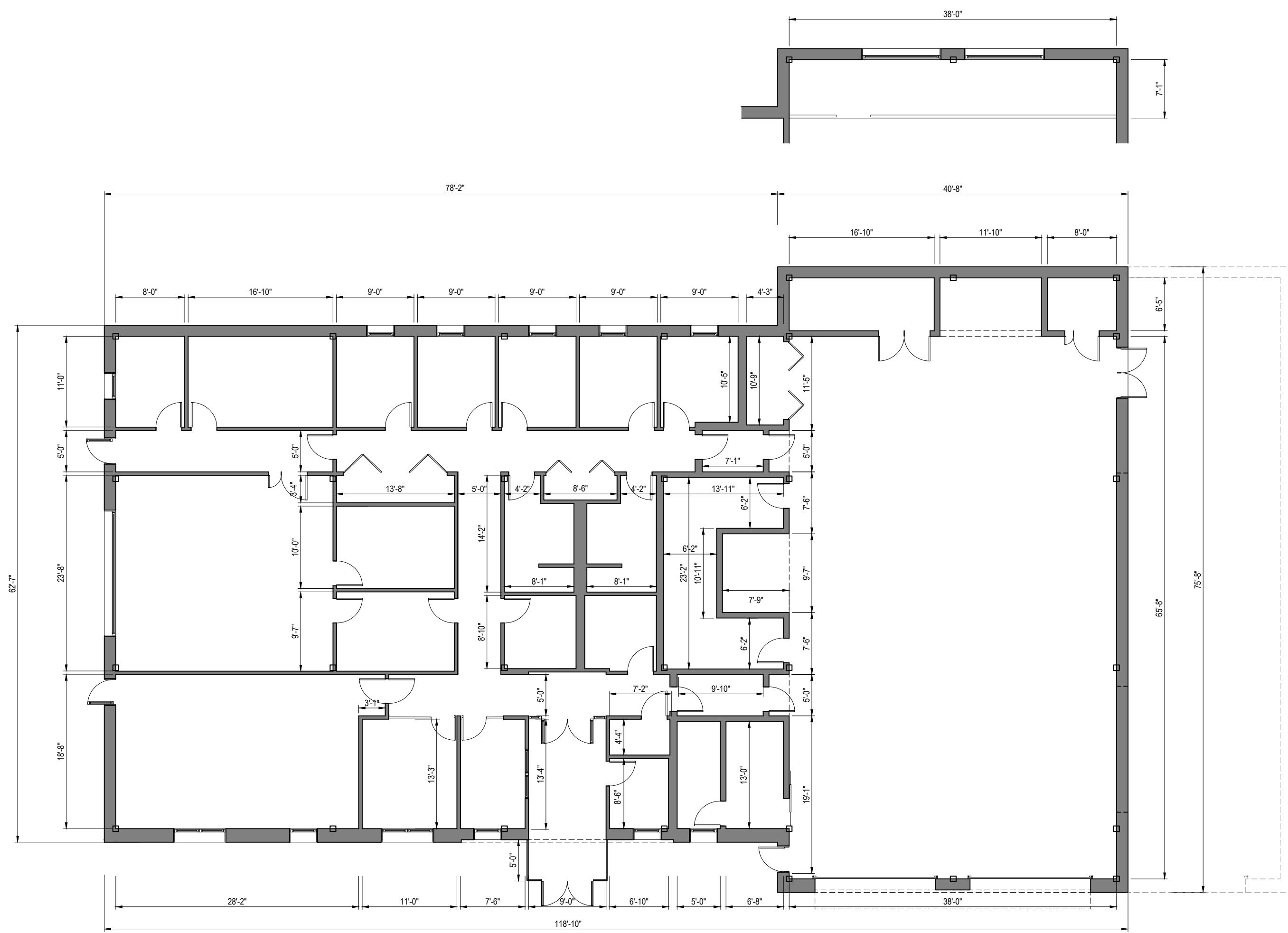




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NEW FIRE STATION  
Potential Furniture





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# NEW FIRE STATION

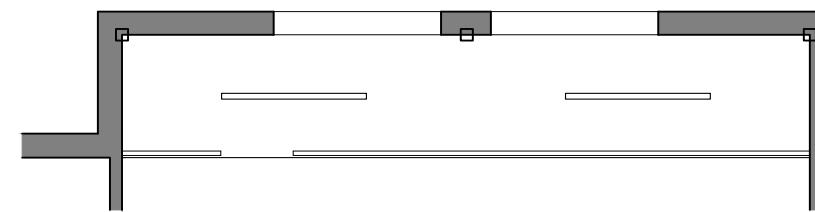
Dimension Plan



(A) ALARM LIGHT  
 (S) SPEAKERS  
 (O) SPRINKLERS

HVAC RETURN  
 HVAC SUPPLY  
 RECESSED LED  
 2'X2' LIGHT FIXTURES

EXHAUST FAN + LIGHT  
 EXHAUST FAN  
 SOLATUBE



# APPROVED DESIGN



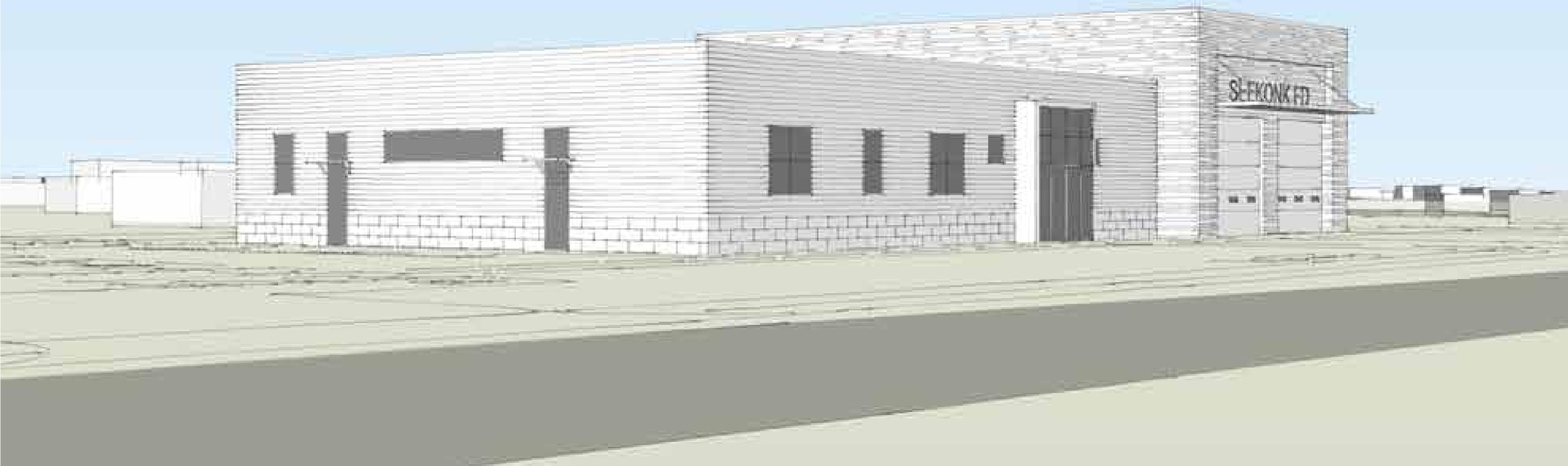


TGAS

APPROVED DESIGN

Rendering





TGAS

APPROVED DESIGN  
Rendering





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APPROVED DESIGN

Rendering





TGAS

APPROVED DESIGN

Rendering



# TWO OPTIONS

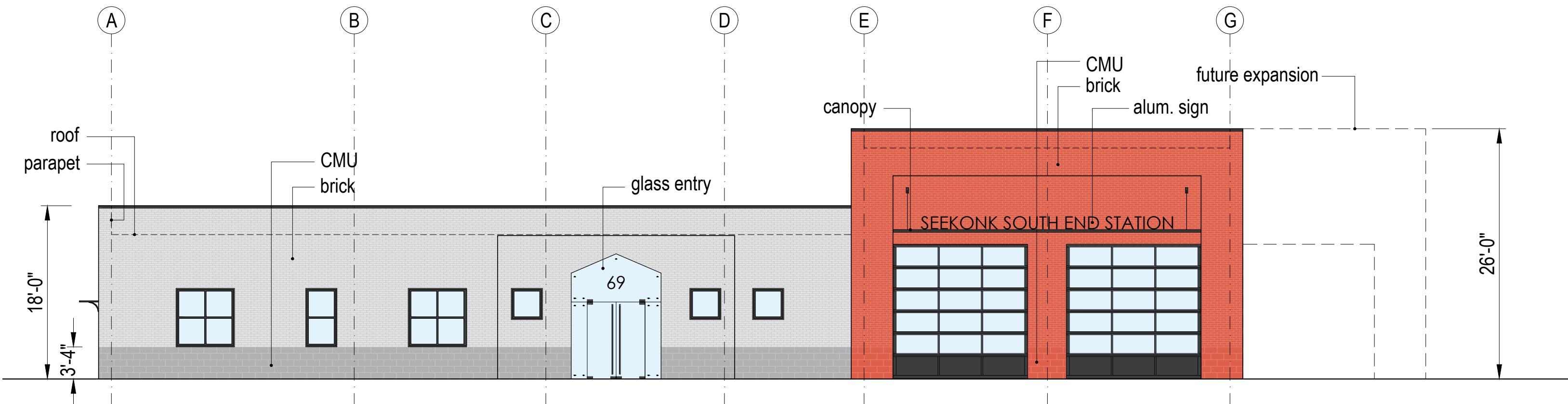




# EXTERIOR

## Grey + Red

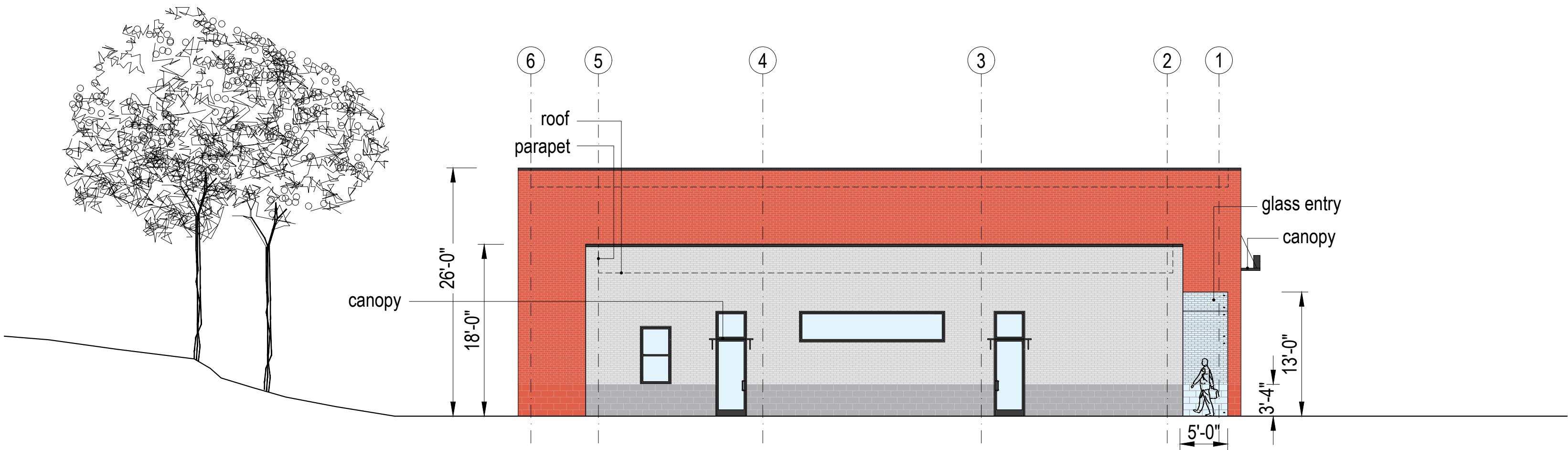




TGAS

RED AND GREY BRICK  
South Elevation



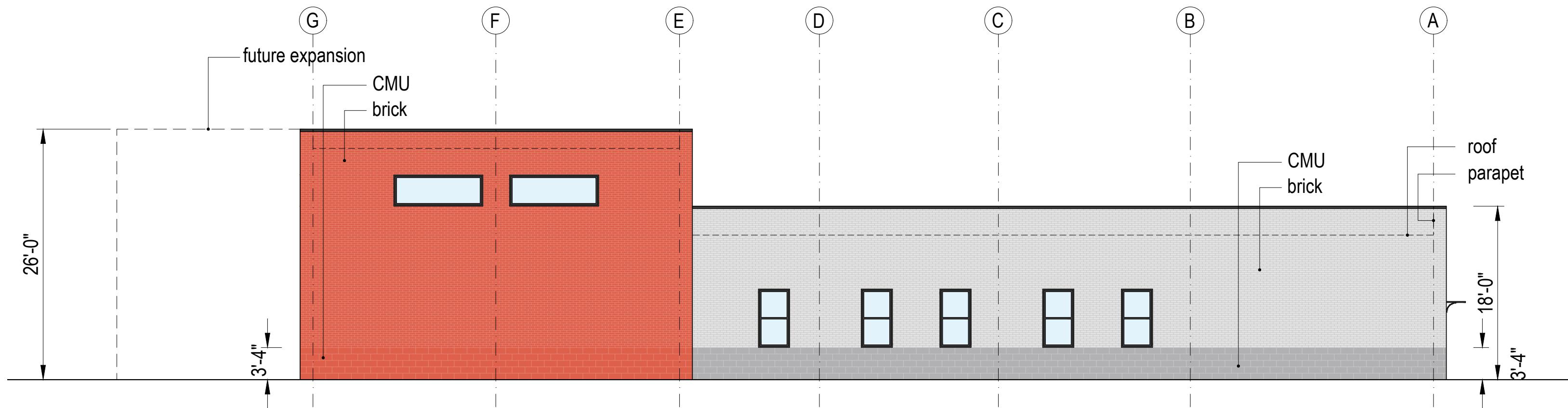


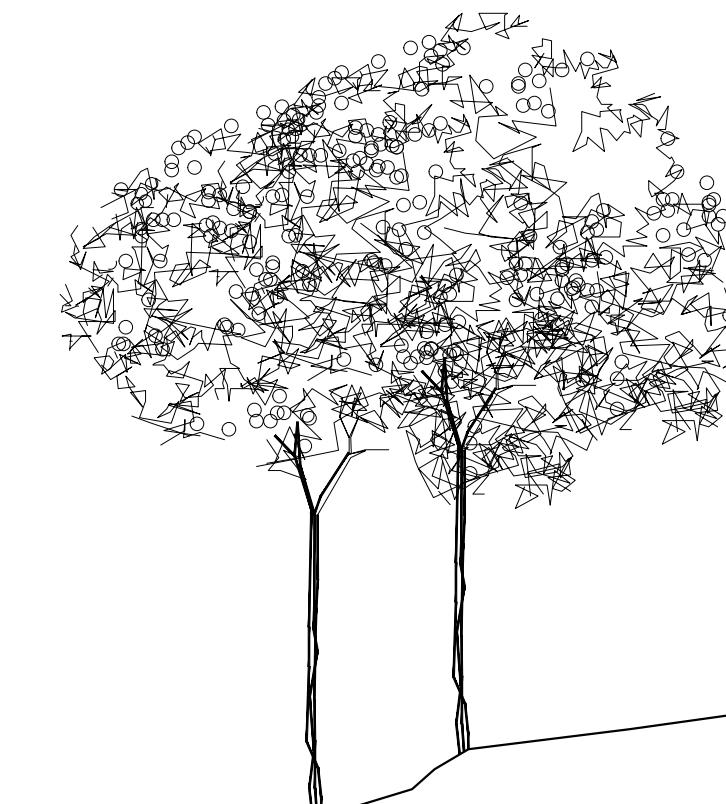
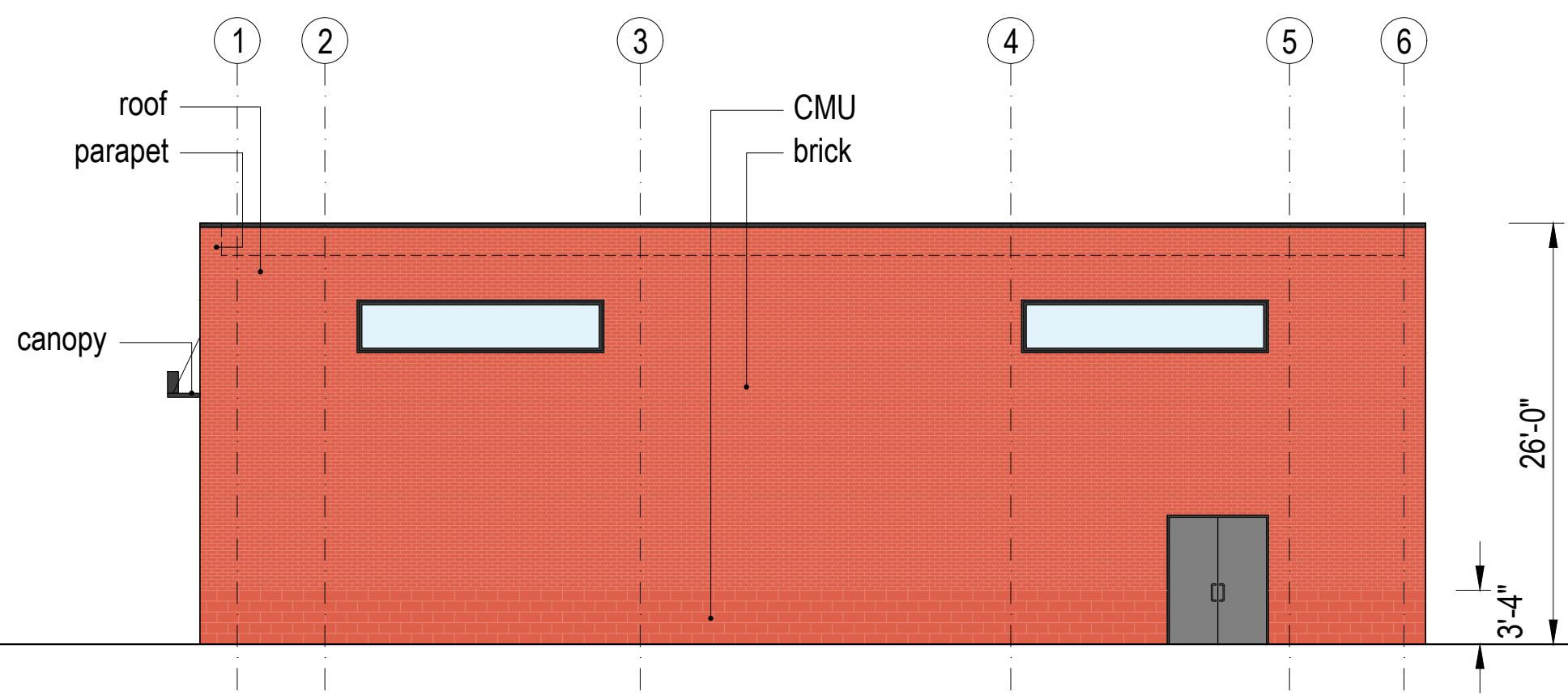
# TGAS

# RED AND GREY BRICK

## West Elevation









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EXTERIOR  
Grey + Red





TGAS

EXTERIOR  
Grey + Red





TGAS

EXTERIOR  
Grey + Red





TGAS

EXTERIOR  
Grey + Red

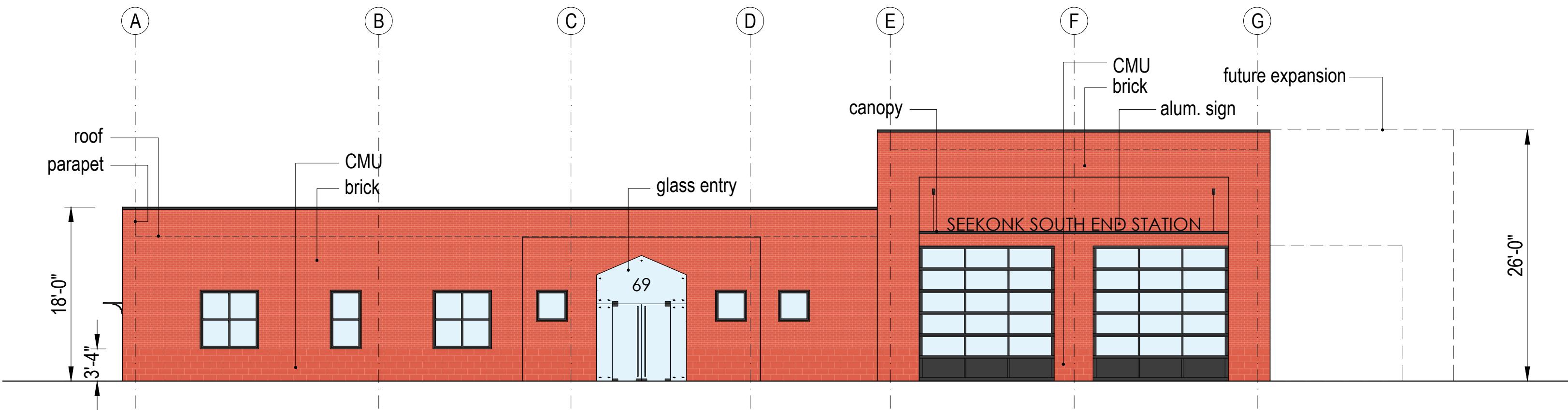


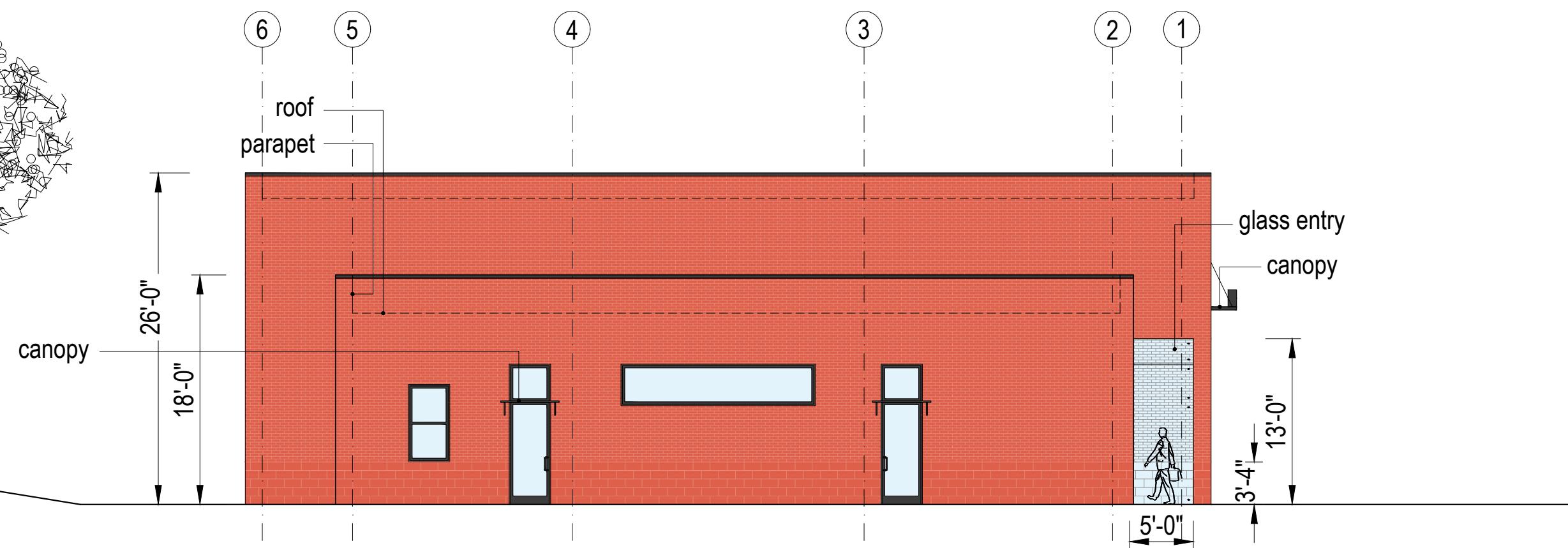
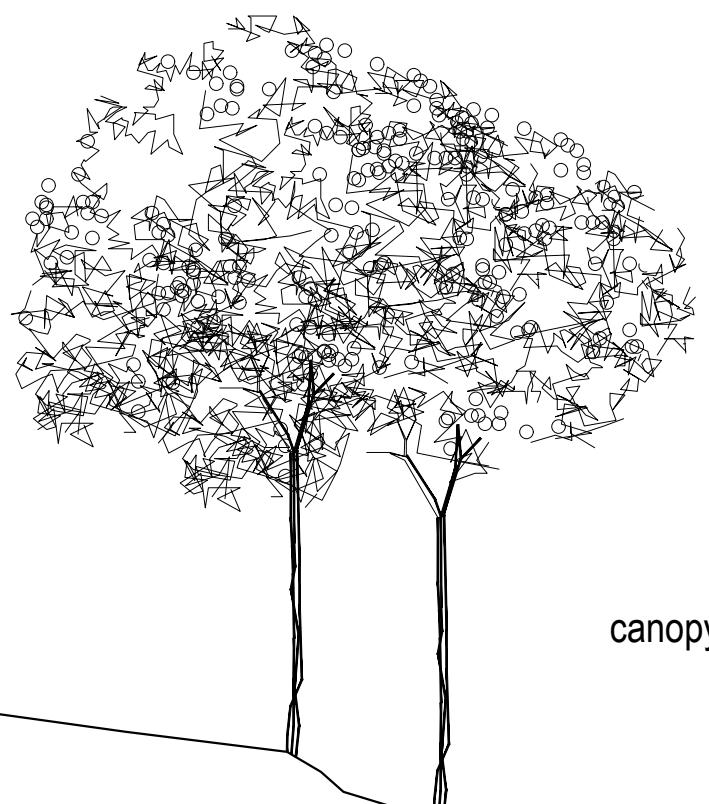


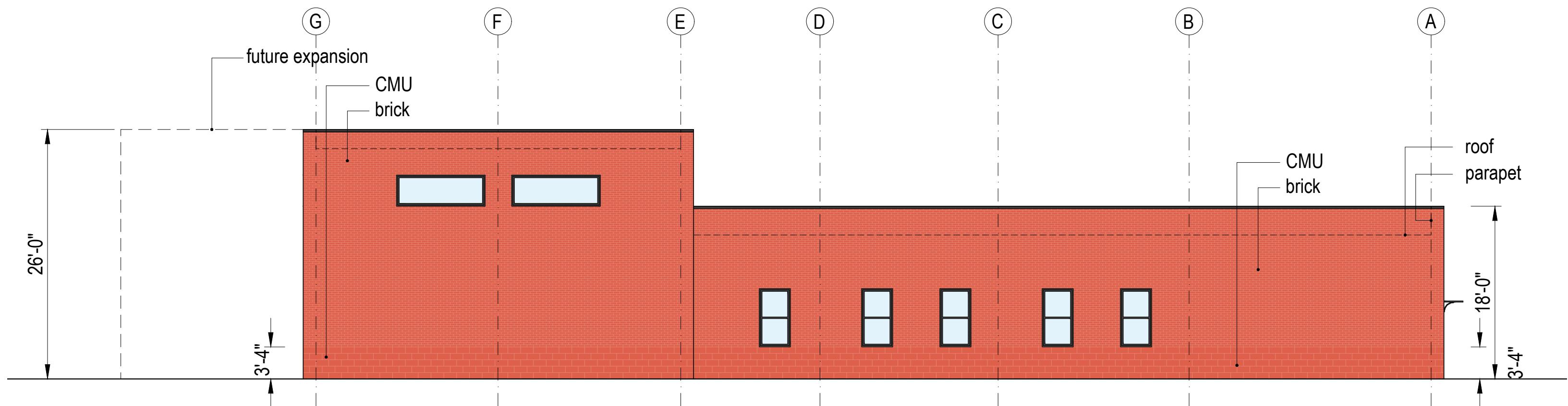
# EXTERIOR

## All Red Brick





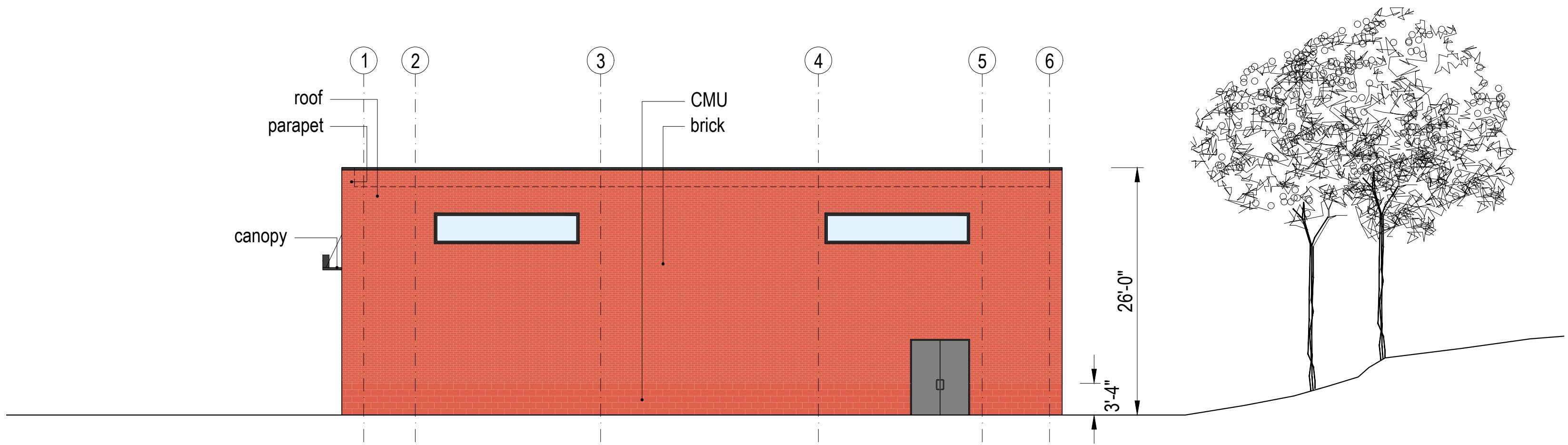




TGAS

# ALL RED BRICK

East Elevation





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EXTERIOR  
All Red Brick





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EXTERIOR  
All Red Brick





TGAS

EXTERIOR  
All Red Brick





TGAS

EXTERIOR  
All Red Brick



TGAS +

