

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 | Assist TA/Dir. HR Days | Fire Chief S. Lowery

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TGAS: P. Carissimi | TGAS: T. Galante | CGA: D. Tavares | CGA: M. Carney | Selectman M. Healy |
Selectman Zorra |

Meeting Date: 7/14/2022

Time: 4:08 PM

Open meeting:

Motion to call the Meeting to Order at 16:07pm, made by: Mr. Bourque; Seconded by: Member Rondeau:

Roll Call Vote:

All in favor. Tusino= Yes, Rondeau= Yes, Bourque= Yes, Sullivan= Yes.

1.) Consider the Approval of Bills and Invoices.

- a. Approval of Invoice SFS-005 \$4,000.00 CGA for June Services.
- b. Motion to approve: Member Bourque, Seconded Sullivan All in favor. Sullivan = Yes, Bourque – Yes, Rondeau – Yes, Tusino – Yes.

2.) Community: None

3.) General: None

4.) Updates CGA

- a.

5.) Updates TGAS

- a. See Addendum I Presentation by TGAS.
- b. Discussion related having a flat roof vs an “A frame” or high pitched roof. Mr. Rondeau mentioned that this town has had issues in the past with a school with the roof. Mr. Gallante stated that he guarantees the flat slight pitched roof.
- c. Mr. Tusino mentioned that during the construction of the Martin School they tried to make it look and fit into the neighborhood and yet years later during the renovation in recent years that the components to make it look like or fit into the neighborhood. The siding, pitched roofs etc.
- d. Discussion and committee leaning toward the 3rd option low pitch or flat roof.
- e. Mr. Sullivan was also concerned about the flat roof and matching the neighborhood. And would like to have the ability to review and have some time to make a decision.
- f. Mr. Rondeau also believes that the flat roof style of the building looks like a commercial, garage type building. However, if the rest of the committee feels this is the right design then Mr. Rondeau will follow with reservation. Another hesitation is that while sitting listening to the

Town of Seekonk
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meeting thinking about other surrounding fire stations East Providence, Swansea, to mention a few do not remember any flat style roofs which is also what is giving me hesitation.

- g. Motion to approve the 3rd option presented by TGAS a flat type roof structure, by Member Bourque, Seconded by: Member Tusino; All in favor. Member Bourque = Yes, Member Sullivan = Yes, Member Rondeau = Yes (guess), Member Tusino = Yes.
- 6.) Approval of Minutes:
 - a. Approval of the May 18th 2022 minutes meeting. Motion to approve of the minutes for the May 18th, 2022; Motion made: Member Bourque, Seconded by Member Sullivan, All in favor. Yes Member Rondeau - Yes, Member Sullivan – Yes, Member Bourque – Yes, Member Tusino - Yes.
- 7.) Discuss next steps and next meeting date.
Next meeting date (August 11th 6:00pm or) 18th at 6:00pm Pencil in at Town Hall.

Selectmen Zorra added during TGAS's review of exterior rendering at 4:27pm.

Motion to adjourn, Member Sullivan, Seconded by Member Bourque. All in favor. Member Rondeau = Yes, Member Sullivan = Yes, Member Bourque = Yes, Member Tusino = Yes. Meeting ended at 5:16pm.



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-005

Invoice Date: 6/30/2022

Original Contract Amount: \$ -

Amended Contract Amount: \$ -

Total Contract Amount: \$ -

Description	Contract Amount	Previously Billed	Total Earned	% Complete	Current Billing
Designer Procurement	\$ 4,000.00	\$ 4,000.00	\$ 4,000.00	100%	\$ -
Schematic Design Phase	\$ 10,000.00	\$ 5,000.00	\$ 9,000.00	90%	\$ 4,000.00
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	\$ 9,000.00	\$ 13,000.00	5%	\$ 4,000.00

TOTAL DUE: \$ 4,000.00

Please remit payment to:

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

Payment Terms: Thirty (30) days

THE GALANTE ARCHITECTURE STUDIO

FIRE STATION SPECIALISTS



TOWN OF SEEKONK NEW FIRE STATION

JULY 14TH, 2022

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

NEW FIRE STATION



Fire Suppression Area		Living Quarters		Dispatch Area	
Room	Net SF	Room	Net SF	Room	Net SF
Apparatus Bay	2,494.80	Entry 1	141.80	Entry 2	126.10
Decon Area	92.30	Report Room	99.40	Dispatch Room	597.70
Bathroom	65.80	Fitness	145.70	Office 1	88.00
Gear Locker	255.20	Kitchen/Dayroom	545.90	Office 2	136.70
Gear Laundry	74.90	Bathroom 1	66.30	Server Room	184.90
Storage	53.80	JC	31.90	Break Room	130.60
Workbench Area	83.50	Storage 1+2	85.10		
Mechanical	111.70	Bathroom 2	66.30		
Vestibule 1	37.50	Men's Bathroom	99.50		
Vestibule 2	37.50	Women's Bathroom	99.50		
ATS	55.3	Laundry	27.00		
		Bunkroom (99 X 5)	495.00		
		Hallway	503.90		
		Electrical Closet	45.40		
Partial Net SF	3,362.30	Partial Net SF	2,452.70	Partial Net SF	1,264.00

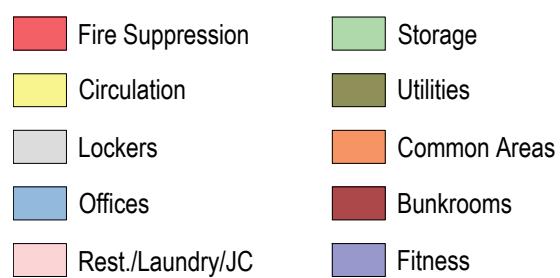
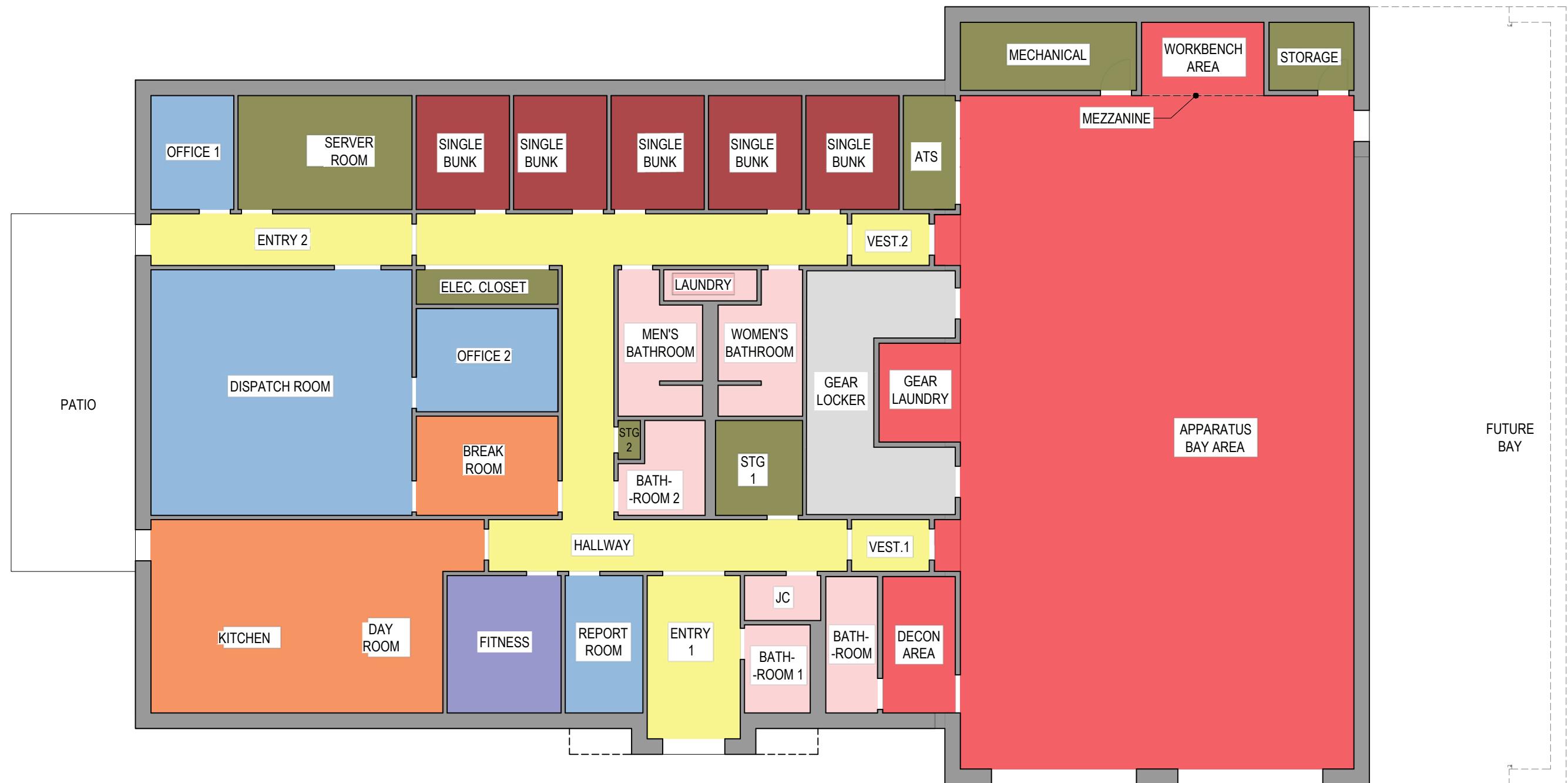
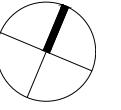
TOT NET SF
7,079.00
TOT GROSS SF
8,000.00
NET TO GROSS RATIO
0.88



TGAS

NEW FIRE STATION Site Plan





TOTAL SF 8,000

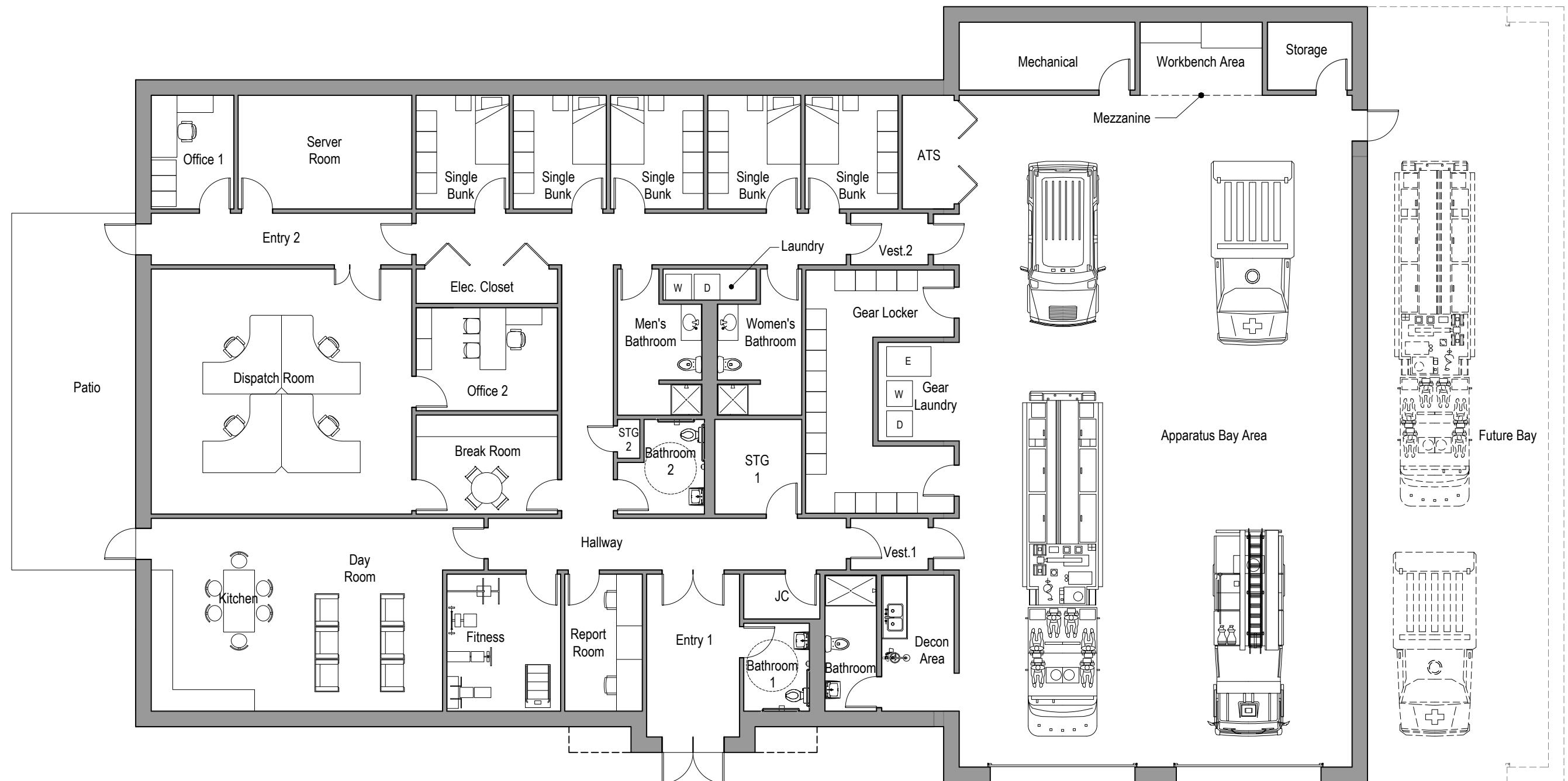
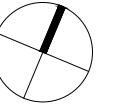


TGAS

NEW FIRE STATION

Block Diagram





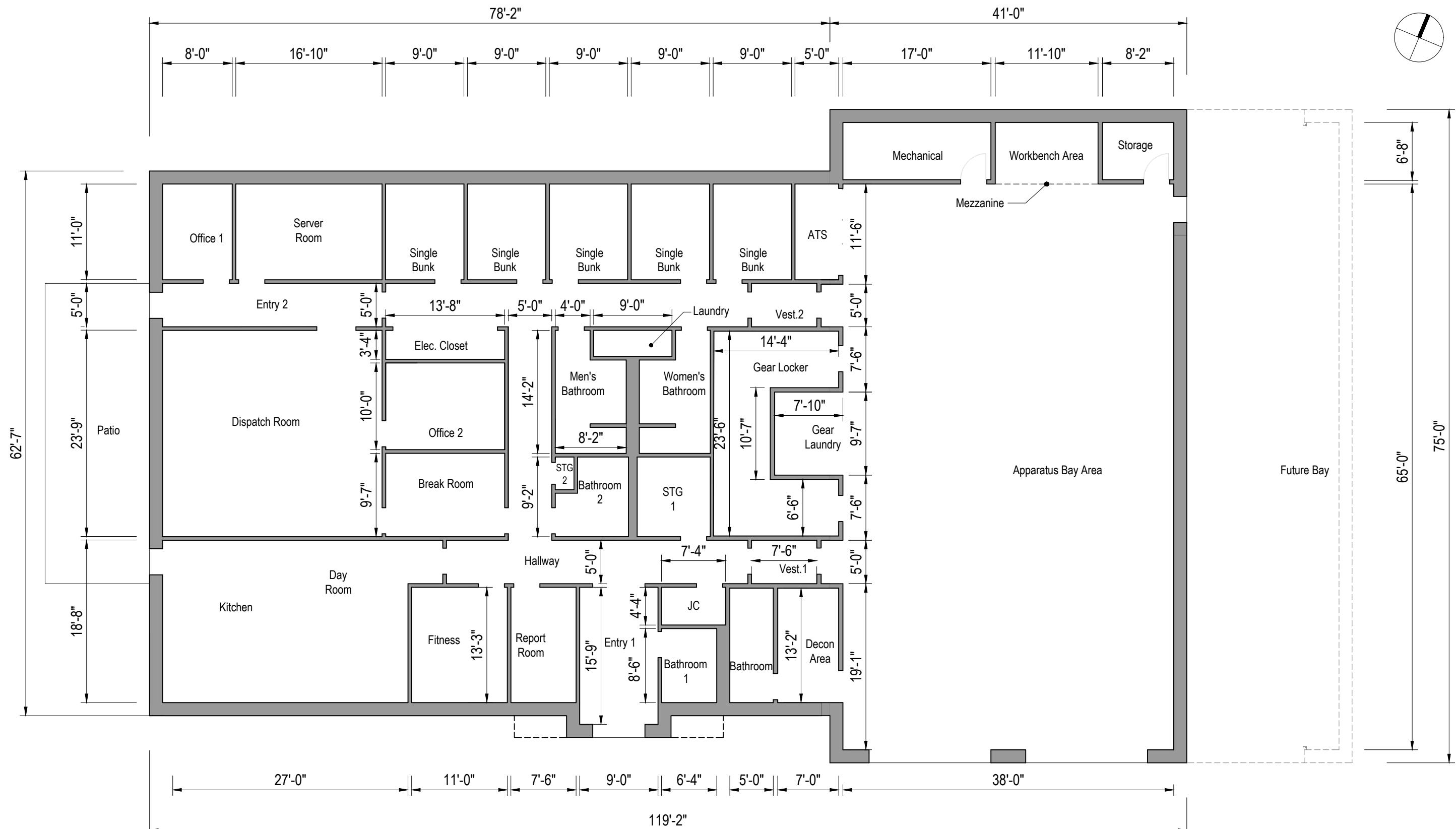
TOTAL SF 8,000



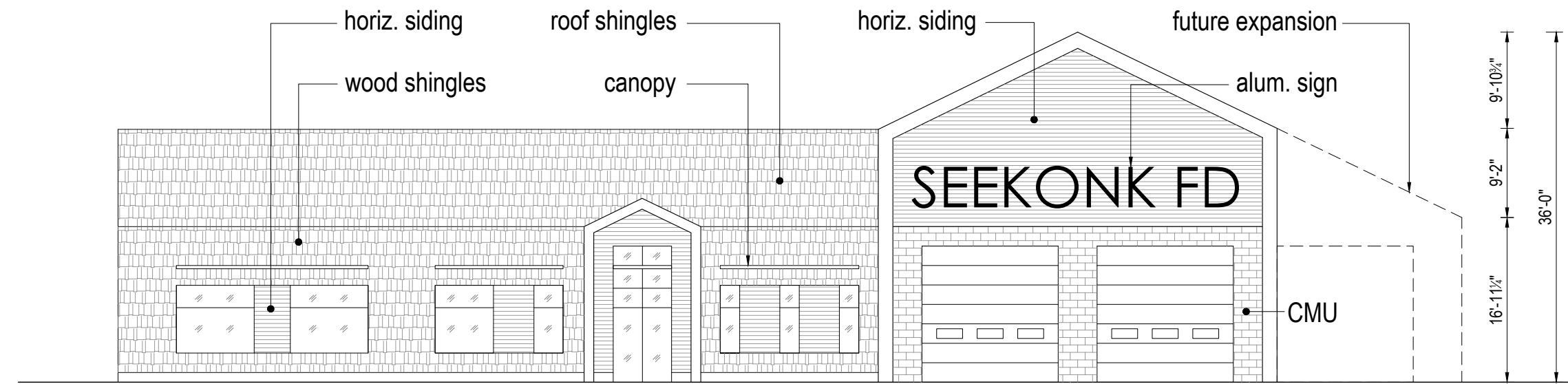
NEW FIRE STATION Potential Furniture



TGAS

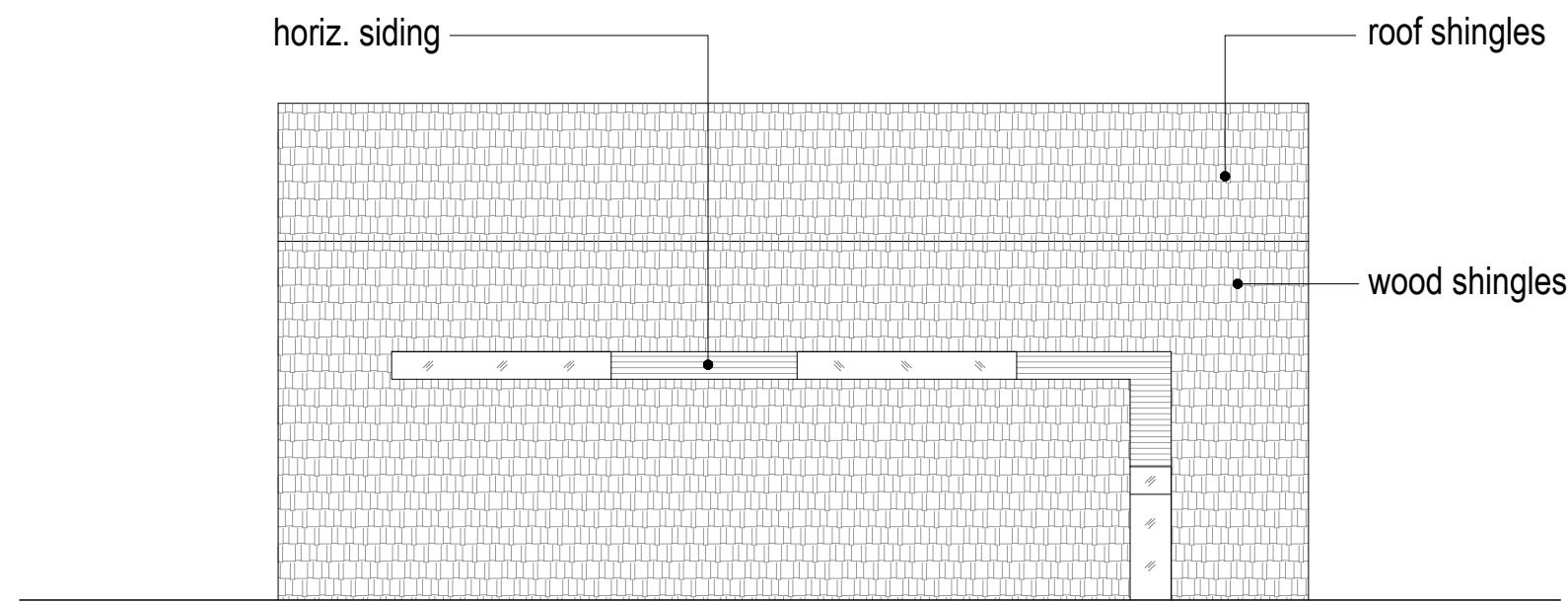


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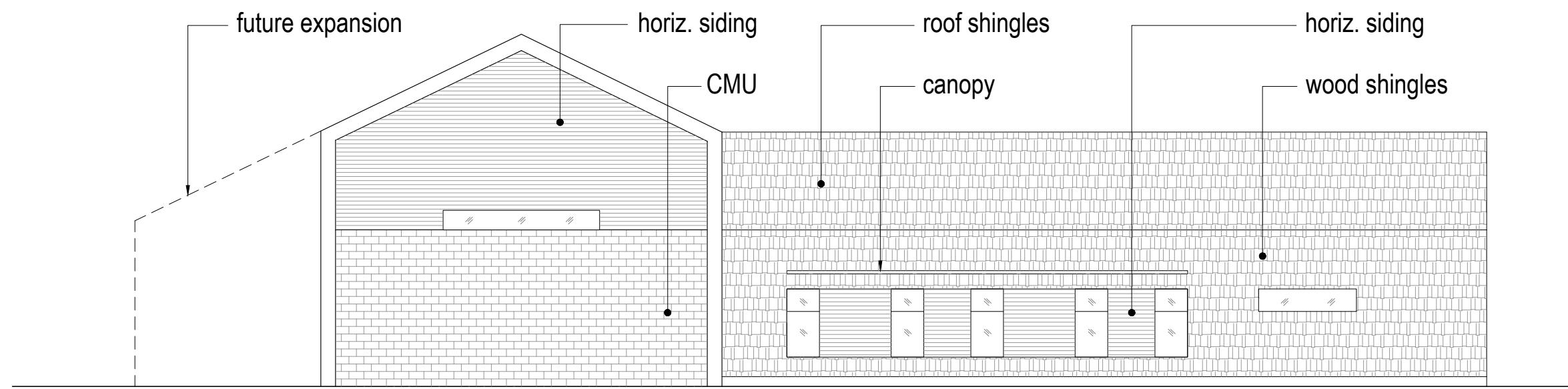
TGAS EXTENDED GABLE ROOF LINES South Elevation





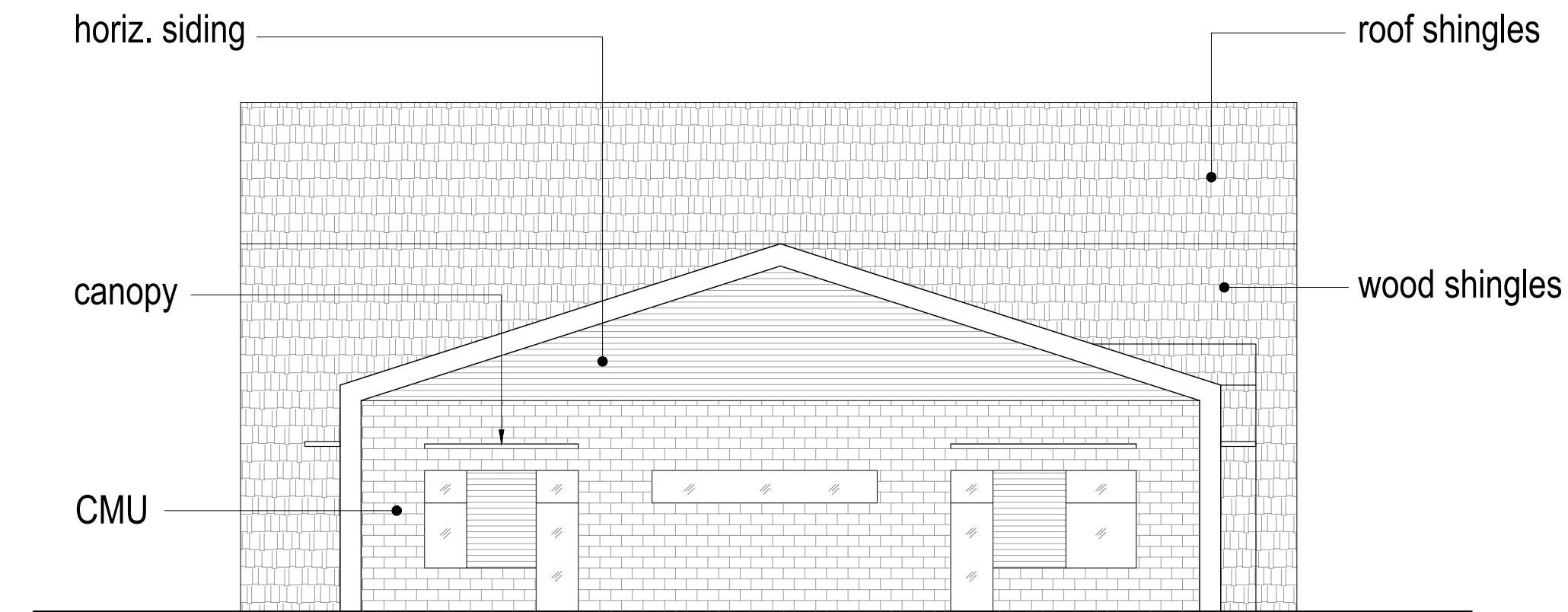
TGAS EXTENDED GABLE ROOF LINES East Elevation





TGAS EXTENDED GABLE ROOF LINES North Elevation





TGAS EXTENDED GABLE ROOF LINES West Elevation





TGAS EXTENDED GABLE ROOF LINES Rendering





TGAS EXTENDED GABLE ROOF LINES Rendering





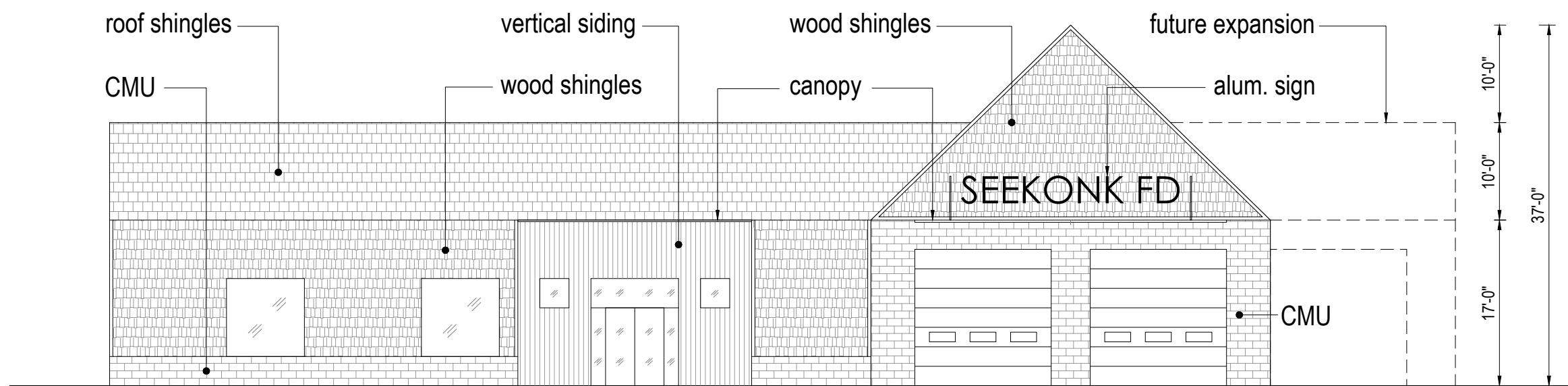
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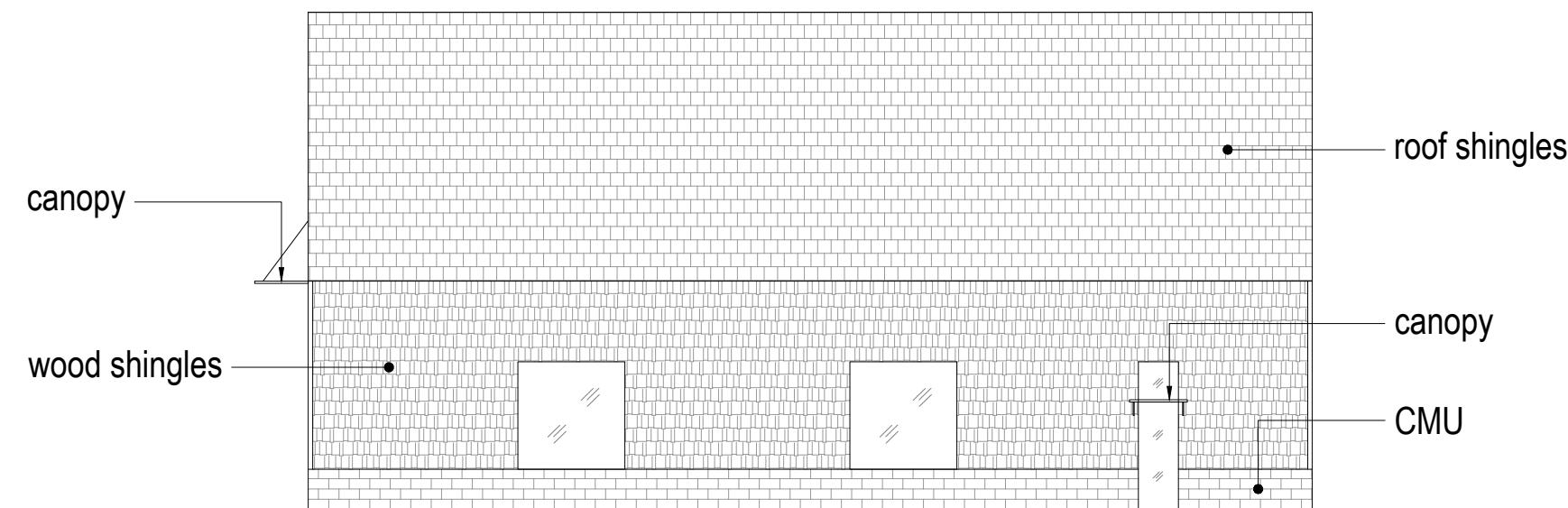
TGAS **EXTENDED GABLE ROOF LINES** Rendering

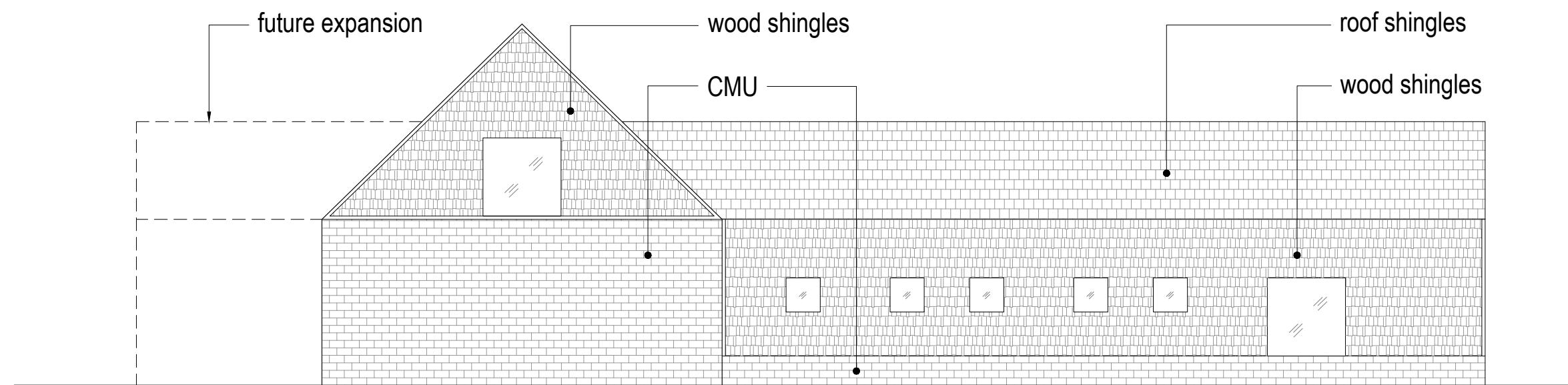




TGAS INVITING ENTRANCE CANOPY South Elevation

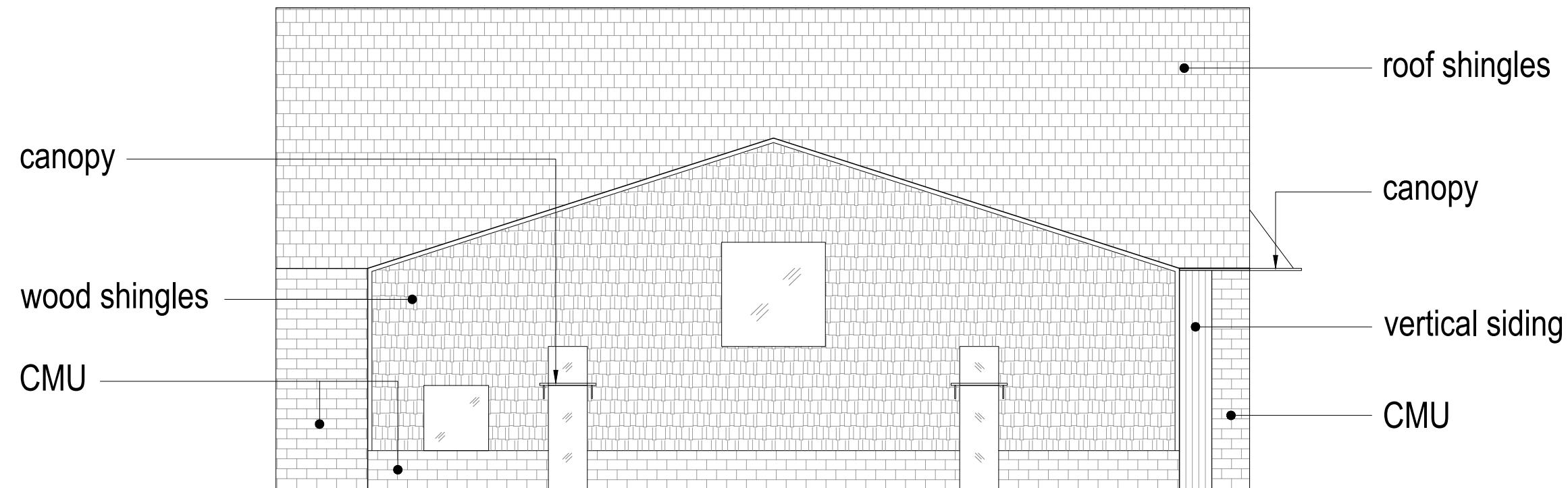






TGAS INVITING ENTRANCE CANOPY North Elevation





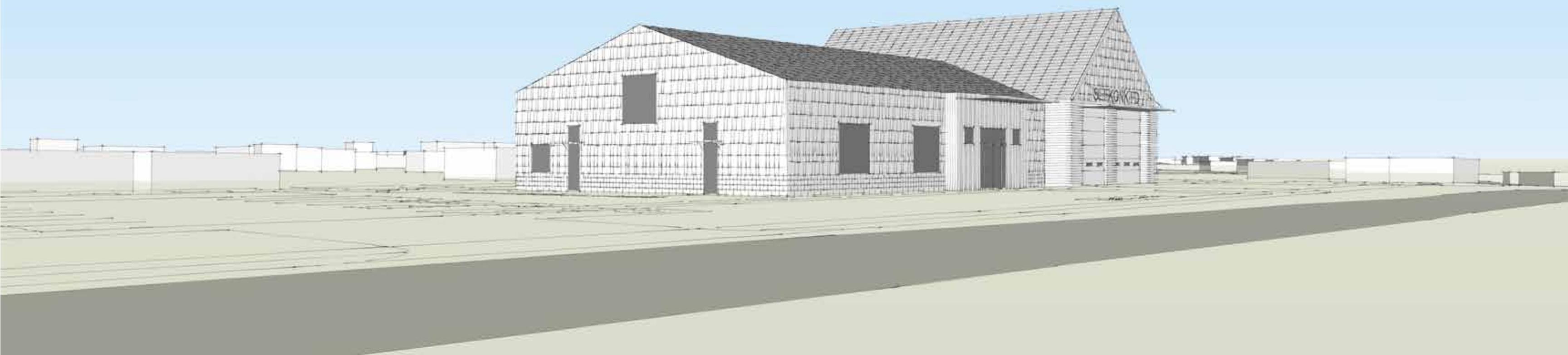
TGAS INVITING ENTRANCE CANOPY West Elevation





TGAS INVITING ENTRANCE CANOPY Rendering





TGAS INVITING ENTRANCE CANOPY

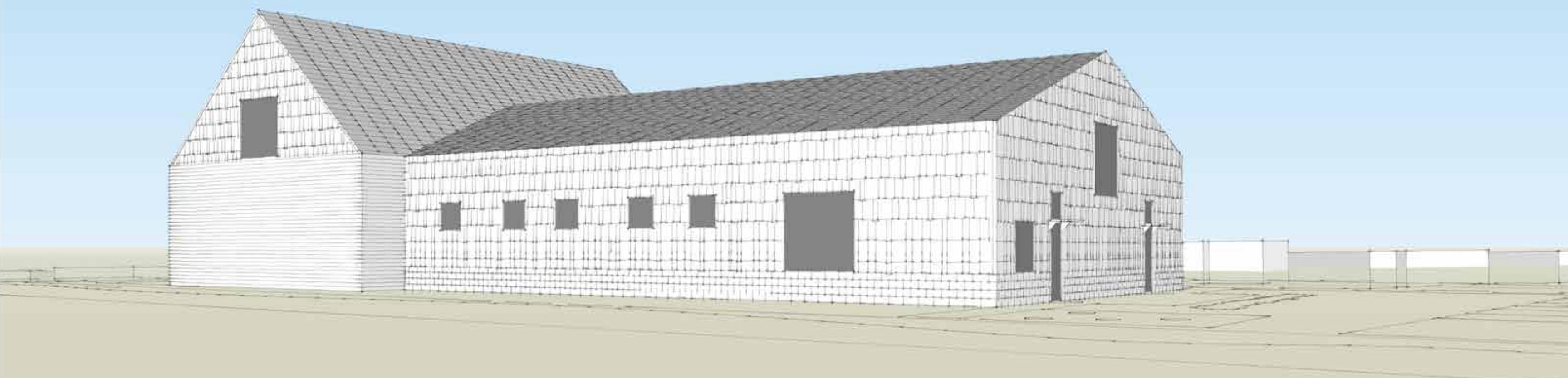
Rendering





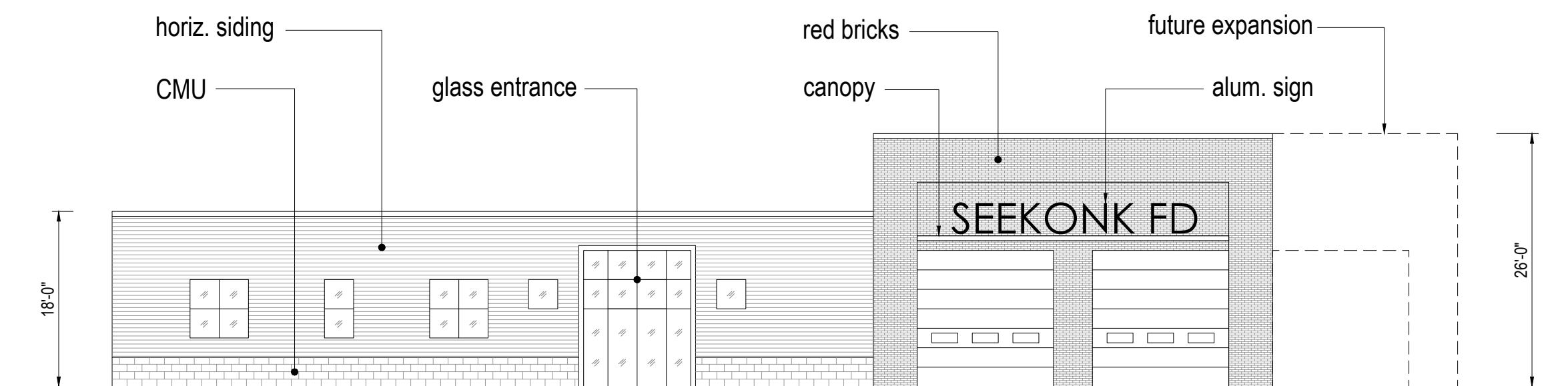
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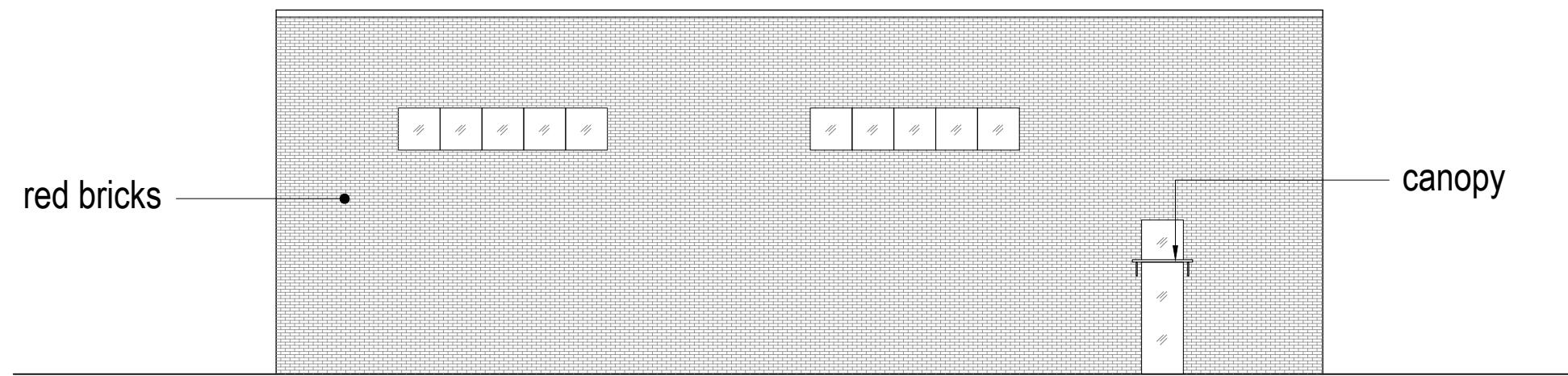




TGAS INVITING ENTRANCE CANOPY Rendering





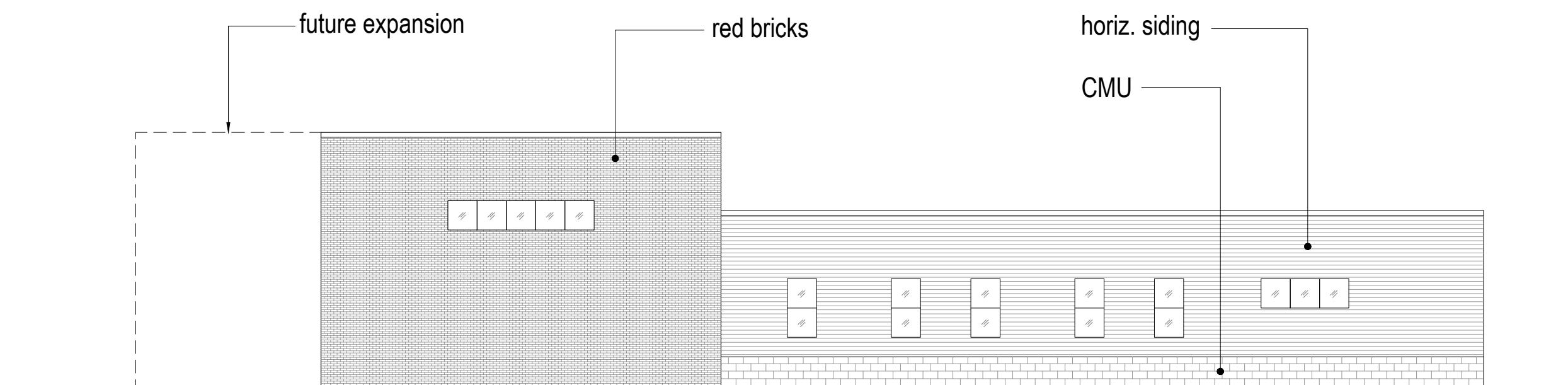


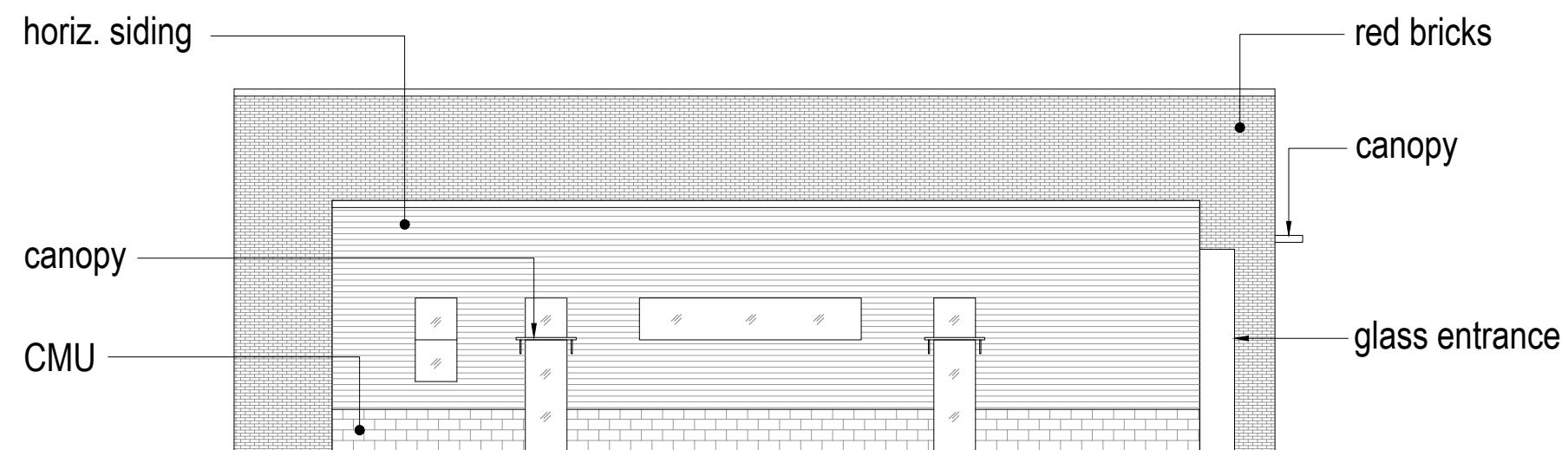
TGAS

LEAST EXPENSIVE

East Elevation









TGAS

LEAST EXPENSIVE

Rendering





TGAS

LEAST EXPENSIVE

Rendering





TGAS

LEAST EXPENSIVE

Rendering



TGAS

LEAST EXPENSIVE

Rendering



CURRENT BUILDING SQUARE FOOTAGE

8,000

CONSTRUCTION COST PER SQUARE FOOT

\$650.00

POTENTIAL CONSTRUCTION COSTS

\$5,200,000.00



TGAS +

