

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)
☒ Ted Galante – TGAS | ☒ Paolo Carissimi – TGAS | ☐ Simona Bartali -TGAS

Other Attendees:

Selectmen M. Healy | Fire Chief Lowery | Director of Communications Wunschel |

Meeting Date: 6/29/2022 Time: 3:05 PM

Meeting via Zoom

Motion made by Mr. Elmasian, seconded by Mr. Bourque; to call the meeting to order at 3:05pm.

All in favor roll call vote: Mr. Rondeau = Yes, Mr. Tusino = Yes, Mr. Sullivan = Yes, Mr. Bourque = Yes, Mr. Elmasian = Yes.

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

Agenda:

- 1.) Consider the Approval of Bills and Invoices.
 - a. Nothing at this time.
- 2.) Community Speaks: Any one present or any questions submitted by email.
 - a. No one present. And no emails received.
- 3.) General Announcements or procedural matters.
 - a. Nothing at this time.
- 4.) Updates and/or announcements from CGA (OPM).
 - a. Nothing at this time.
- 5.) Updates and/or announcements from Architecture Firm.
 - a. Review updated drawings, presented by TGAS.
 - b. Potential Construction Costs \$5,200,000.00 with 8,000 square feet, Per Square Foot \$650.00.
 - c. Mr. Tusino requested to go around to everyone in attendance for thoughts.

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- i. Dir. Wunschel said thank you it looks like everything we requested at the last meeting was taken into consideration and modified to meet the requested items.
- d. Mr. Tusino: Motion made by Mr. Elmasian, Seconded by Mr. Sullivan to accept the program designs as presented by the Architect with a few modifications (*moving Office 2 {Directors} to where the breakroom is and the breakroom to where Office 2 is located so, a door could be added in the breakroom for a second egress and also from breakroom to bathroom access*). All In favor; Mr. Sullivan = Yes, Mr. Rondeau = Yes, Mr. Bourque = Yes, Mr. Elmasian = Yes, Mr. Tusino = Yes.
- 6.) Approval of minutes for the following meetings:
 - a. Nothing at this time.
- 7.) Discuss the next steps, and the next meeting date.
 - a. See number 8.
 - b. Architect will finalize and send today's presentation as well as the updated presentation see motion 5.d for the modifications.
 - c. Addendum I: Design concept drawings updated from the June 24, 2022 meeting.
 - d. Addendum II: Quick drawing sketch of a concept layout for the Dispatch consoles if the size of the room will allow.
- 8.) Next meeting will be:

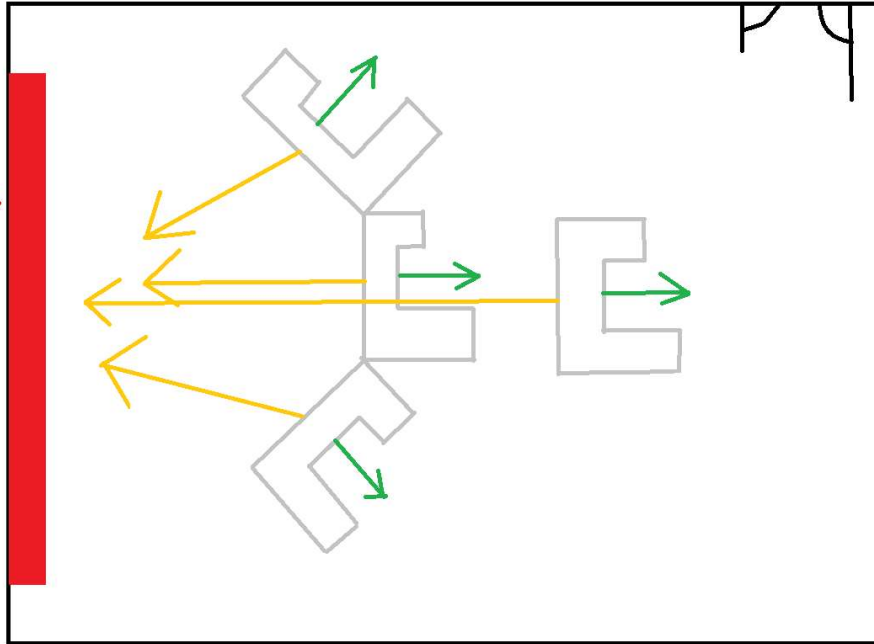
Dates: July 14th, at 4:00pm, Zoom Meeting.

Next meeting: Date: 6/29/2022

Time: 4:00 pm.

Motion to adjourn made by: Mr. Rondeau, seconded by: Mr. Bourque; at 3:50 pm. all in favor, Mr. Elmasian, Mr. Sullivan, Mr. Bourque, Mr. Tusino, Mr. Rondeau voting yes.

TV/Camera
Monitors



Green Arrows are
speaker audio

Gold is the Visual line of sight to
TV/Camera Monitors

THE **GALANTE** ARCHITECTURE STUDIO

FIRE STATION SPECIALISTS



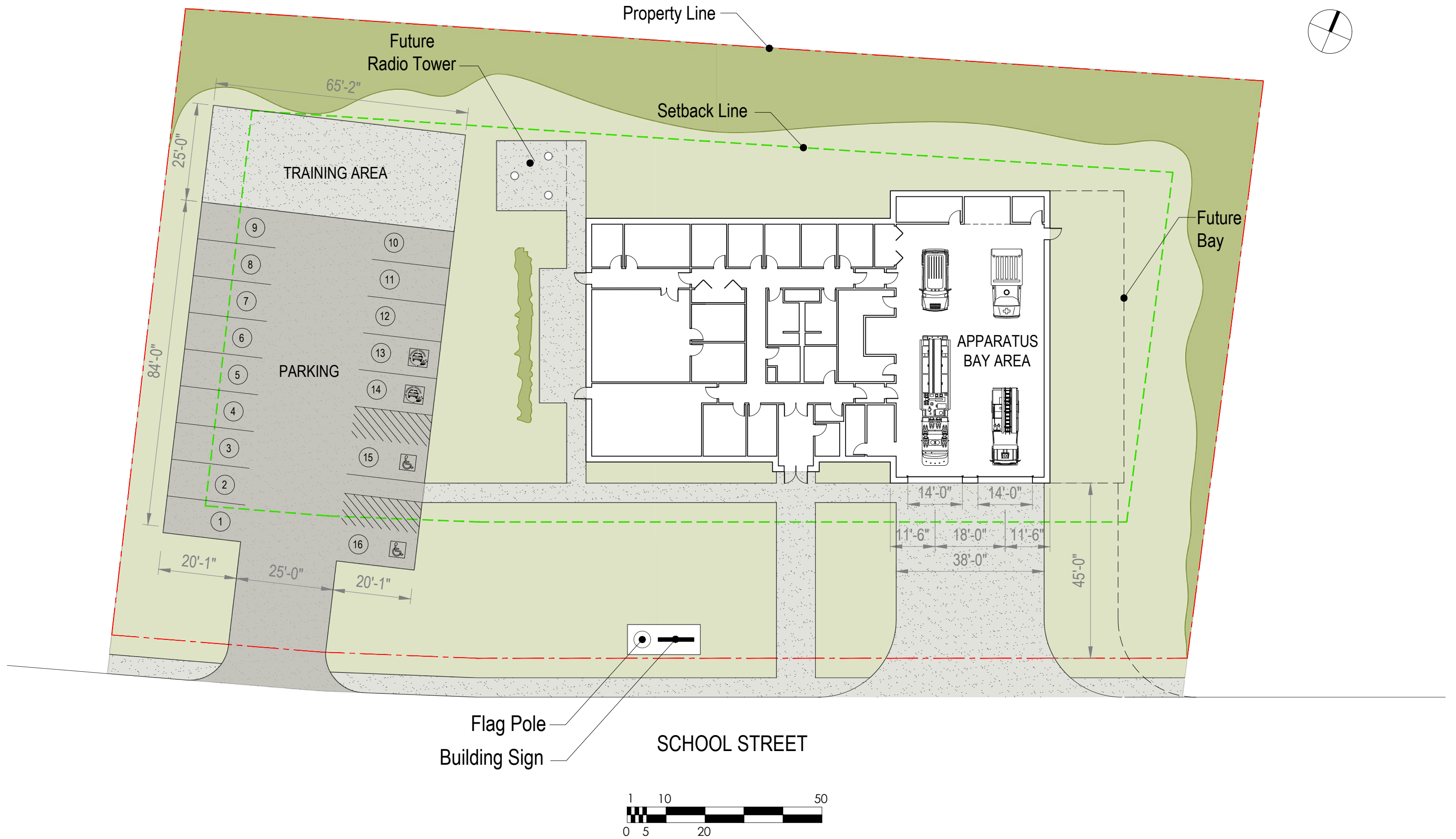
TOWN OF SEEKONK **NEW FIRE STATION**

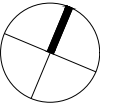
JUNE 29TH, 2022

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

An aerial photograph of a suburban neighborhood. In the foreground, there is a large, open green field with a road running along its edge. Several houses are visible, including a prominent white house with a blue roof in the bottom left. The middle ground is filled with dense green trees. In the background, a residential area with various houses and buildings is visible under a hazy sky.

NEW FIRE STATION

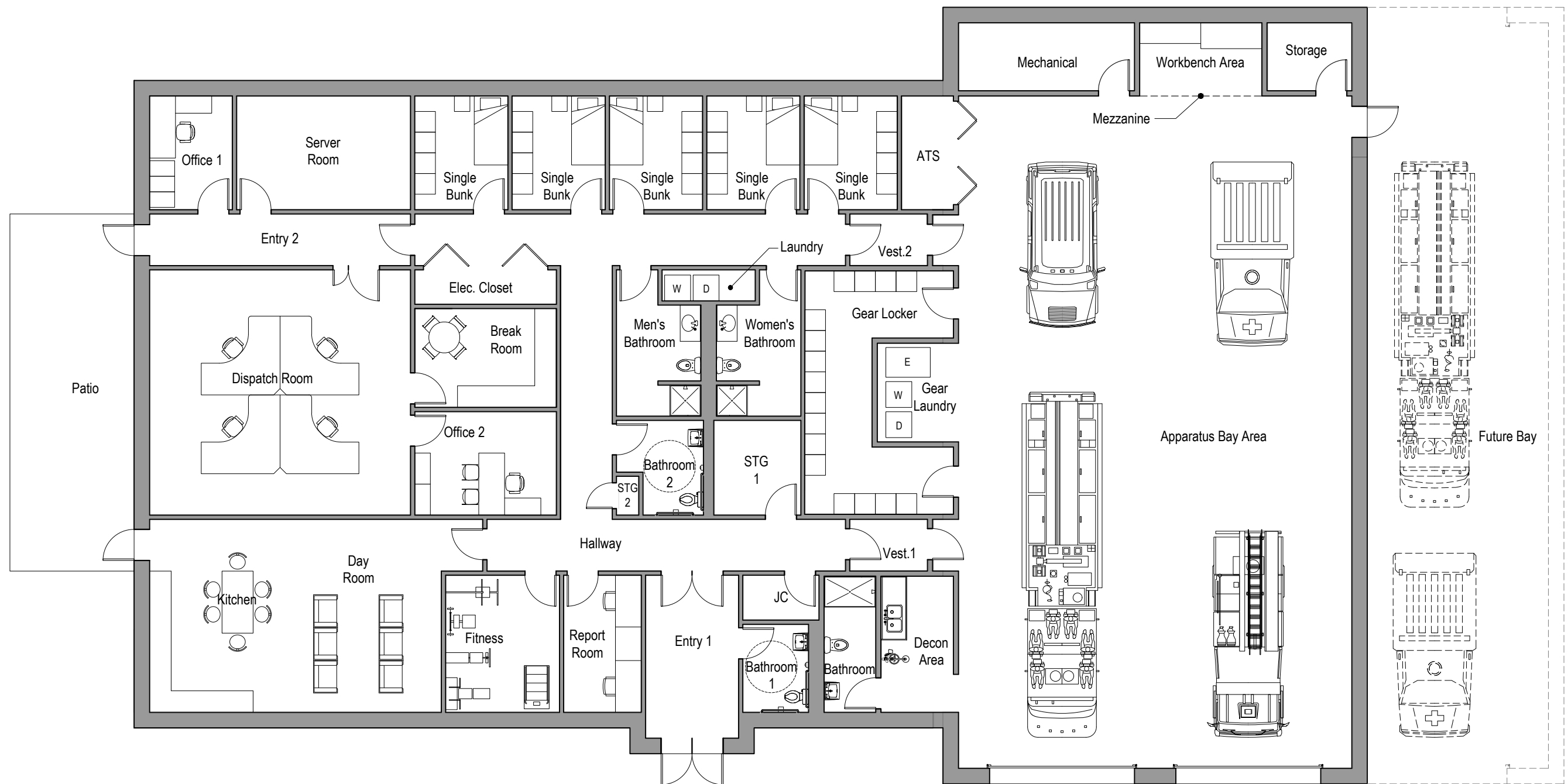
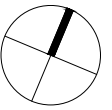




- | | |
|------------------|--------------|
| Fire Suppression | Storage |
| Circulation | Utilities |
| Lockers | Common Areas |
| Offices | Bunkrooms |
| Rest./Laundry/JC | Fitness |

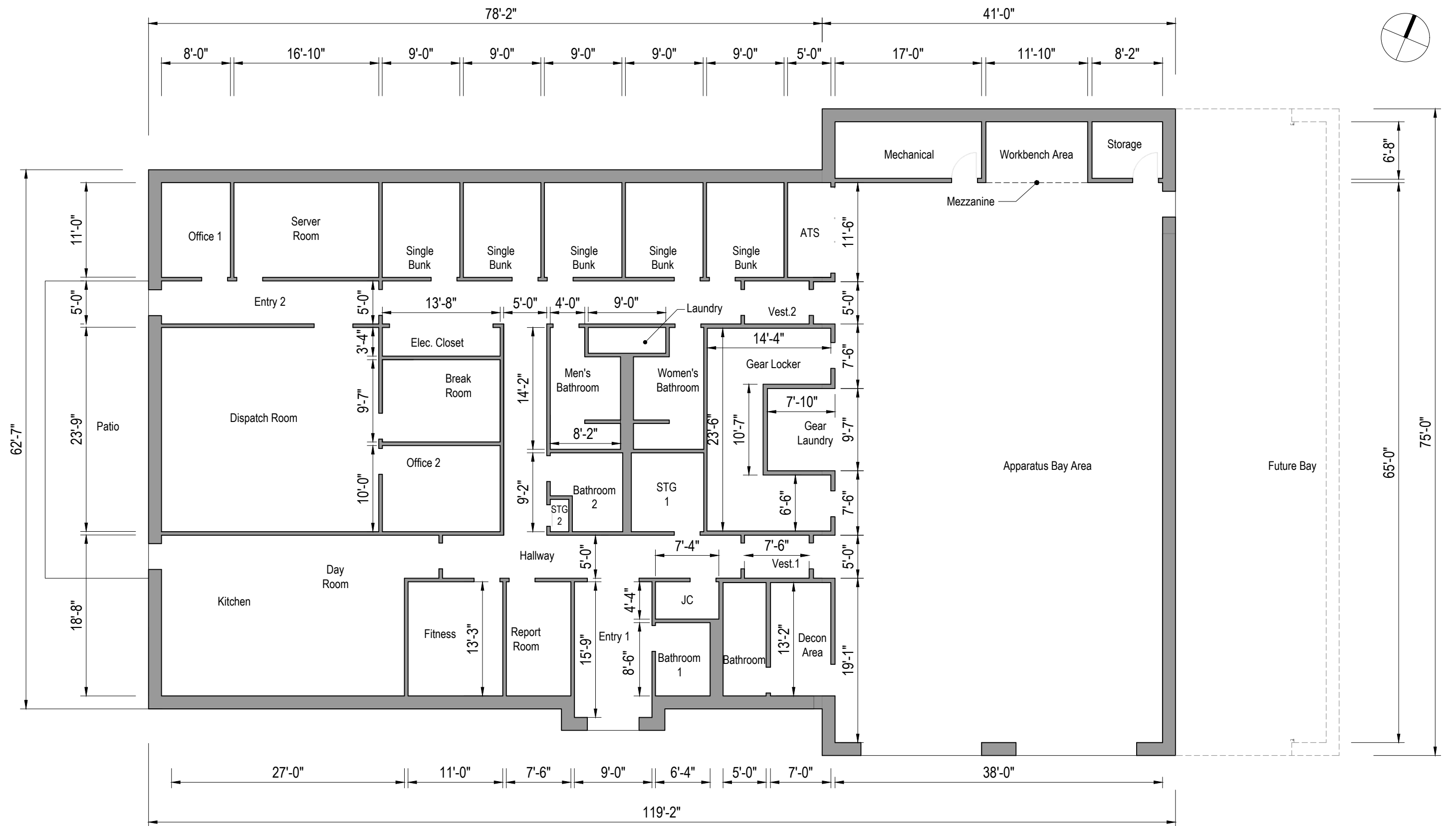
TOTAL SF 8,000





TOTAL SF 8,000





TOTAL SF 8,000



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			

CURRENT BUILDING SQUARE FOOTAGE

8,000

CONSTRUCTION COST PER SQUARE FOOT

\$650.00

POTENTIAL CONSTRUCTION COSTS

\$5,200,000.00



TGAS +

