

**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 |

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

Meeting via Zoom

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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.

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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.

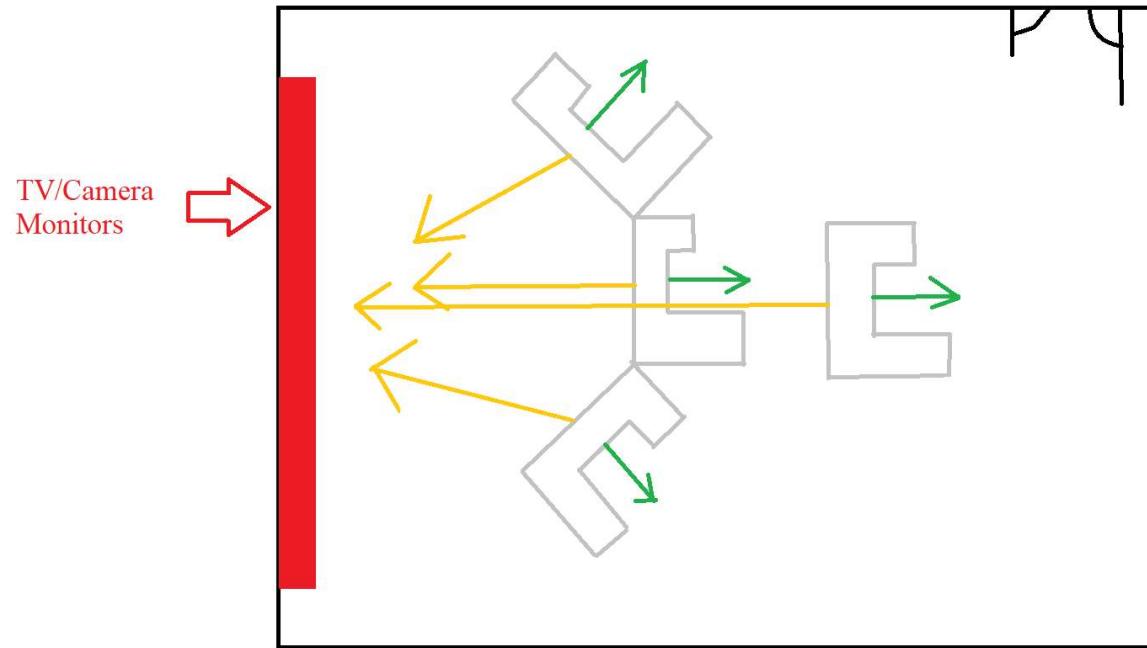
- a. See number 8.
- b. Architect will finalize and send today's presentation as well as the updated presentation see motion 5.d for the modifications.
- c. Addendum I: Design concept drawings updated from the June 24, 2022 meeting.
- d. Addendum II: Quick drawing sketch of a concept layout for the Dispatch consoles if the size of the room will allow.

8.) Next meeting will be:

Dates: July 14<sup>th</sup>, 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.



# 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 rural area. In the foreground, there is a large, densely forested hillside. Below the hill, a winding road leads through a mix of green fields and some developed land with small buildings. In the far background, a larger town or city is visible, showing a grid of streets and numerous buildings.

**NEW FIRE STATION**

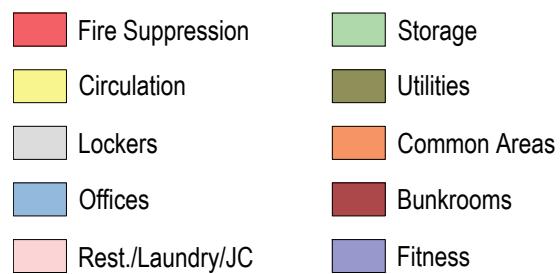
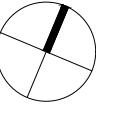


TGAS

NEW FIRE STATION



Site Plan



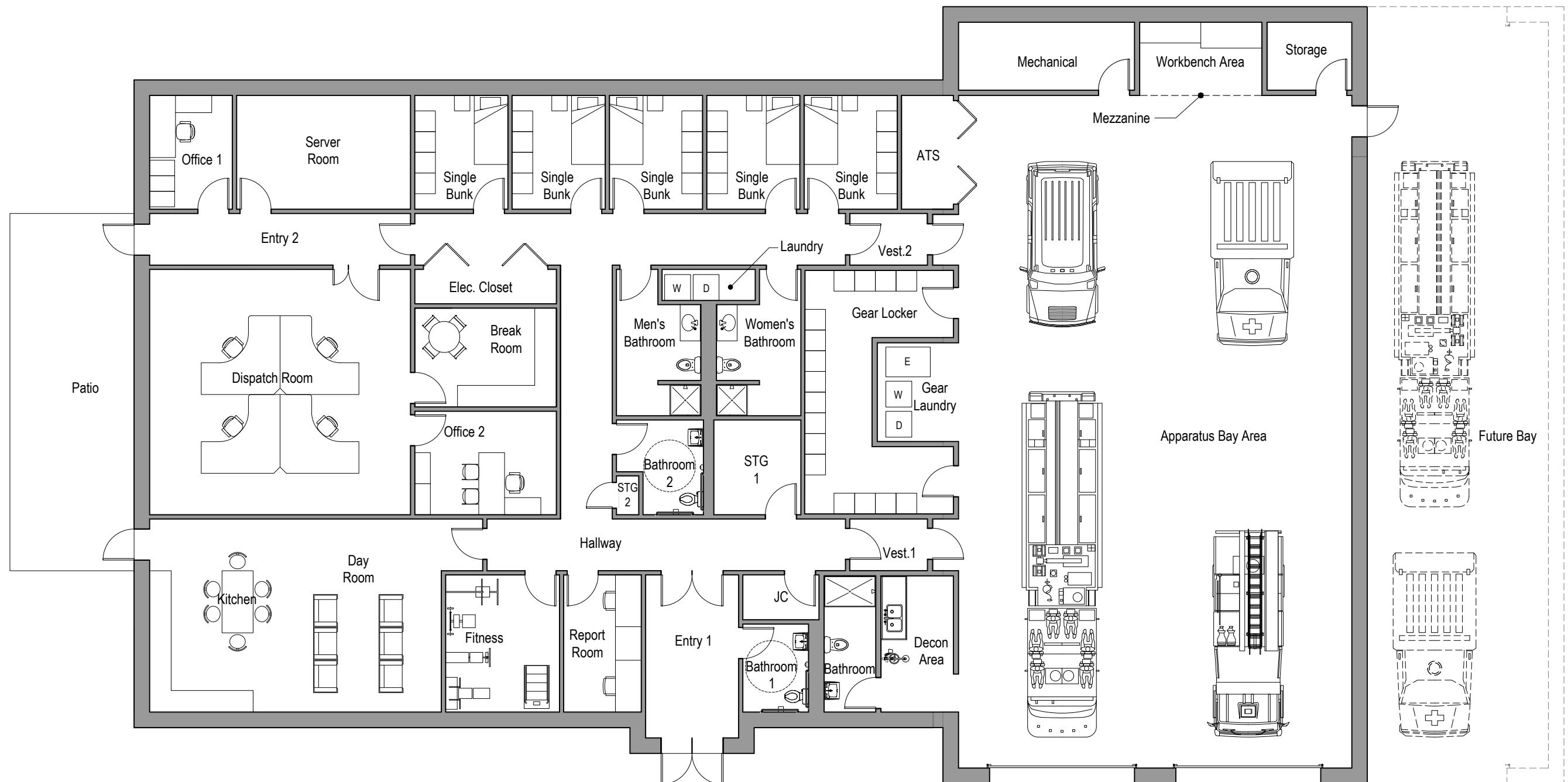
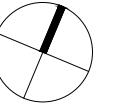
TOTAL SF 8,000



TGAS

NEW FIRE STATION Block Diagram



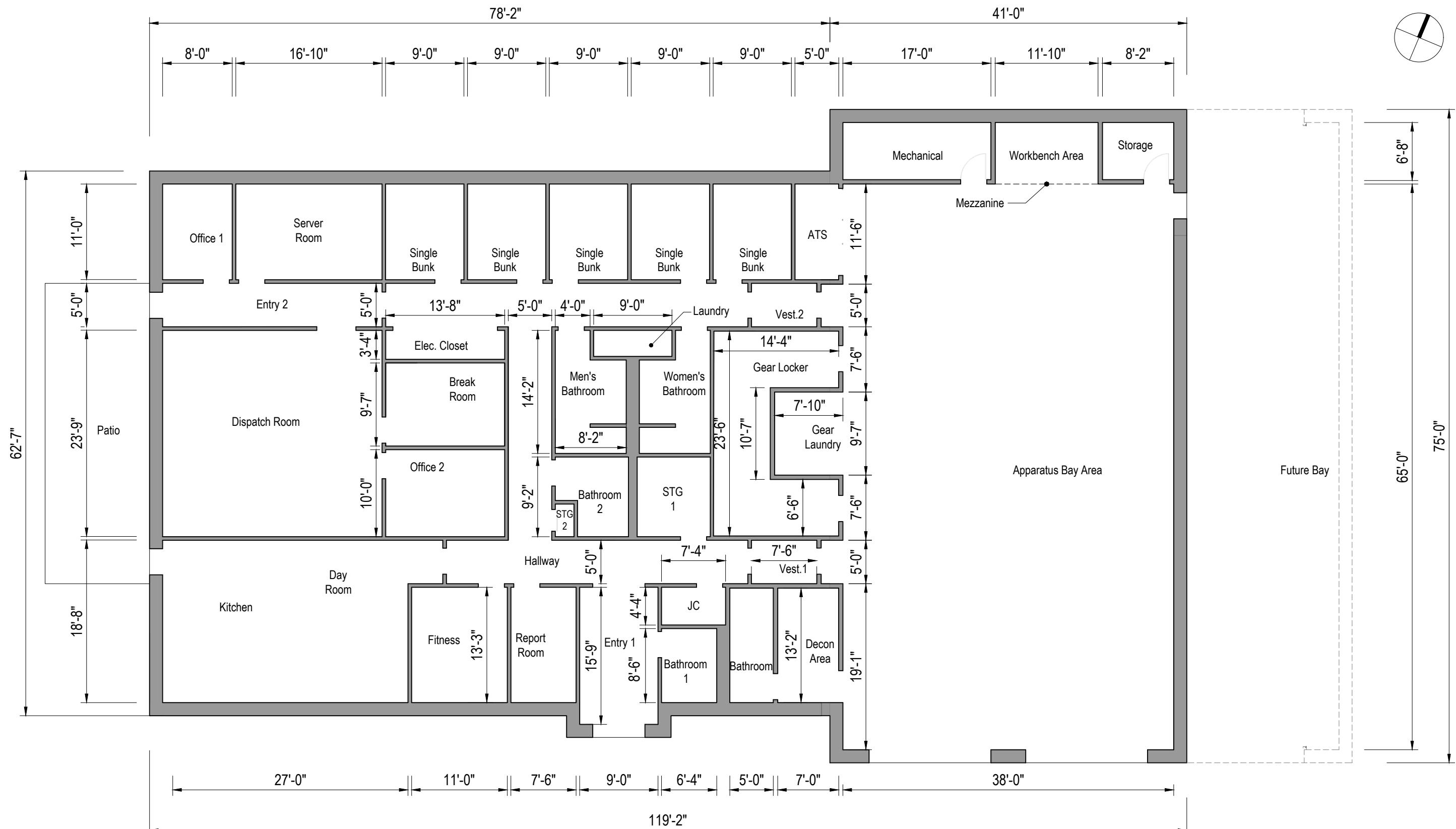


0 1 5 10 20 50

TGAS

NEW FIRE STATION Potential Furniture





TOTAL SF 8,000



TGAS

NEW FIRE STATION Dimension Plan



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

<b>TOT NET SF</b>
<b>7,079.00</b>
<b>TOT GROSS SF</b>
<b>8,000.00</b>
<b>NET TO GROSS RATIO</b>
<b>0.88</b>

CURRENT BUILDING SQUARE FOOTAGE

**8,000**

CONSTRUCTION COST PER SQUARE FOOT

**\$650.00**

POTENTIAL CONSTRUCTION COSTS

**\$5,200,000.00**

**TGAS**

**NEW FIRE STATION**

Projected Construction Cost



TGAS +

