

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:

| _____ |

Meeting Date: 6/9/2022 Time: 6:30 PM

Meeting in person at the Seekonk Senior Center.

Motion made by Tusino, seconded by Sullivan; to call the meeting to order at 6:36pm.

All in favor All members present vote yes, Mr. Sullivan, Mr. Elmasian, Mr. Tusino, Mr. Rondeau, Mr. Bourque.

Motion to adjust the agenda to have the presentation from TGAS to be first.

Made by Mr. Sullivan, Seconded by Mr. Elmasian. All in favor present vote yes. Mr. Sullivan, Mr. Elmasian, Mr. Tusino, Mr. Rondeau, Mr. Bourque.

Agenda:

1.) Consider the Approval of Bills and Invoices.

a. Motion to approve CGA Invoice SFS-004 made by Mr. Sullivan and seconded by Mr. Bourque.
All present members are in favor approved. Mr. Tusino, Mr. Bourque, Mr. Rondeau, Mr. Elmasian, Mr. Sullivan.

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. –

4.) Updates and/or announcements from CGA (OPM).

a. Quick update on other items. See CGA OPM Progress Report 6/9/22. Addendum II
b. CGA reporting that we are within the set schedule - 6/6/22 – 07/08/22 = Schematic Design
c. Cost Estimation is more detailed than just using the square footage and multiplying by the square footage of the building.
d. Commissioning Agent should be brought in preparation of the next months or next step.

Town of Seekonk
South End Fire Station
Building Committee

- e. Independent 3rd Party Cost Estimator considering this is a smaller type project. And with the knowledge of the Architect, we probably don't need a 3rd party cost estimator.
- 5.) Updates and/or announcements from Architecture Firm.
 - a. Presentation of possible options provided Schematics provided. Addendum I
- 6.) Approval of minutes for the following meetings:
 - a. Motion to approve the April 14, 2022; as presented; made by Mr. Sullivan, Seconded by Mr. Elmasian, All in favor Yes with. Mr. Tusino, Mr. Bourque, Mr. Rondeau, Mr. Elmasian, Mr. Sullivan.
- 7.) Discuss the next steps, and the next meeting date.
 - a. General discussion of type of meetings. Meetings where members of the committee are not involved with the specifics of what the department heads need and maybe the Town Administrator, Fire Chief, and Director of Communications can meet with CGA and TGAS in a separate meeting to discuss the needs and wants. The committee agreed that if it was needed then the Town Administrator can make that decision and then all can return to the committee at a meeting.
- 8.) Next meeting will be:
 - a. Town Hall June 22, 2022 at 1:00pm. Next meeting.
 - b. Next meeting after will be July 21, 2022 at 7:00pm.

Next meeting: Date: 6/22/2022 Time: 1:00 pm.

Motion to adjourn made by: Mr. Tusino, seconded by: Mr. Bourque; at 8:33 pm. all in favor Yes, Mr. Tusino, Mr. Bourque, Mr. Sullivan, Mr. Rondeau in favor.

See attached Addendum I – Presentation from TGAS.

See attached Addendum II – CGA OPM Progress Report.



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-004

Invoice Date: 5/31/2022

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	50%	\$ 5,000.00
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	\$ 4,000.00	\$ 9,000.00	4%	\$ 5,000.00

TOTAL DUE: \$ 5,000.00

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

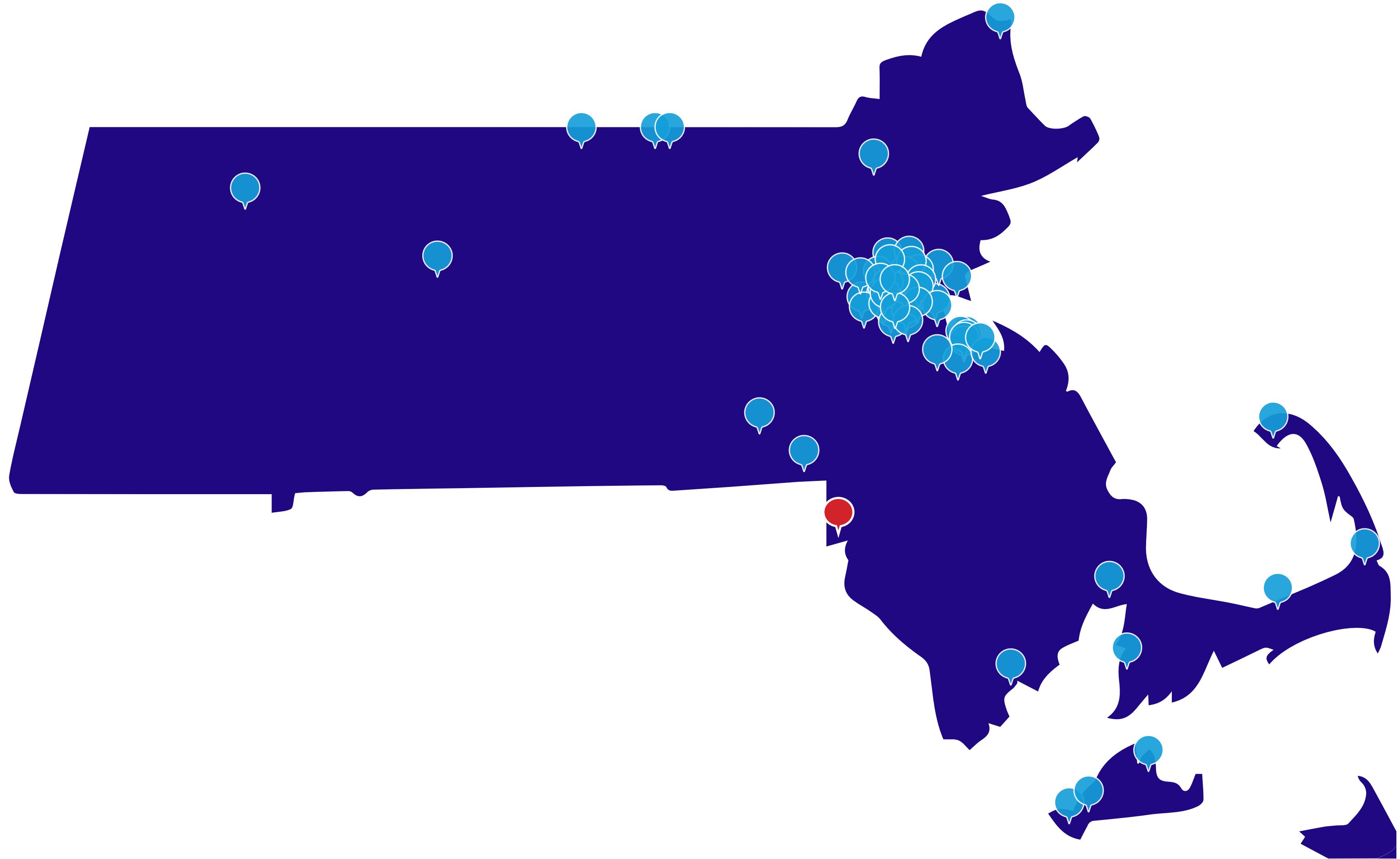


TOWN OF SEEKONK
NEW FIRE STATION

June 9th, 2022

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

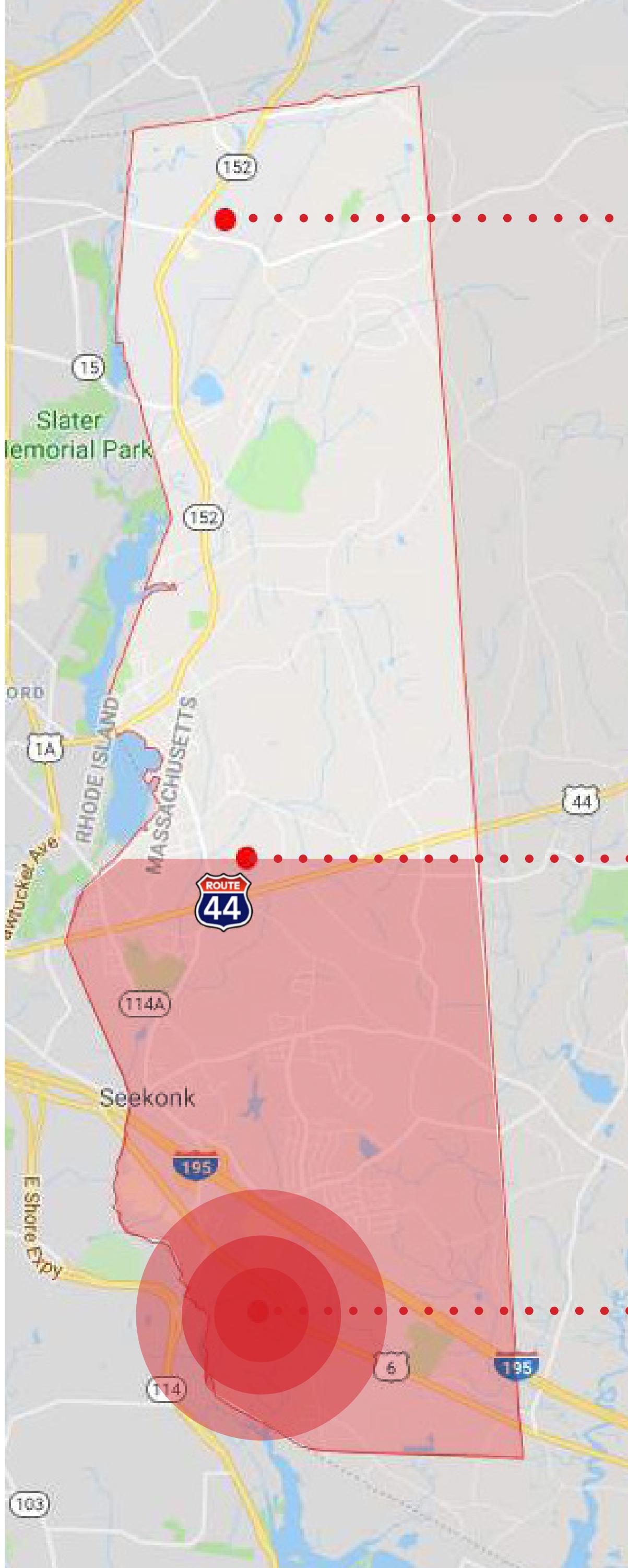
P: (617) 576-2500
galantearchitecture.com



TGAS

WHAT WE KNOW Your Town





Banna Fire Station

Headquarters

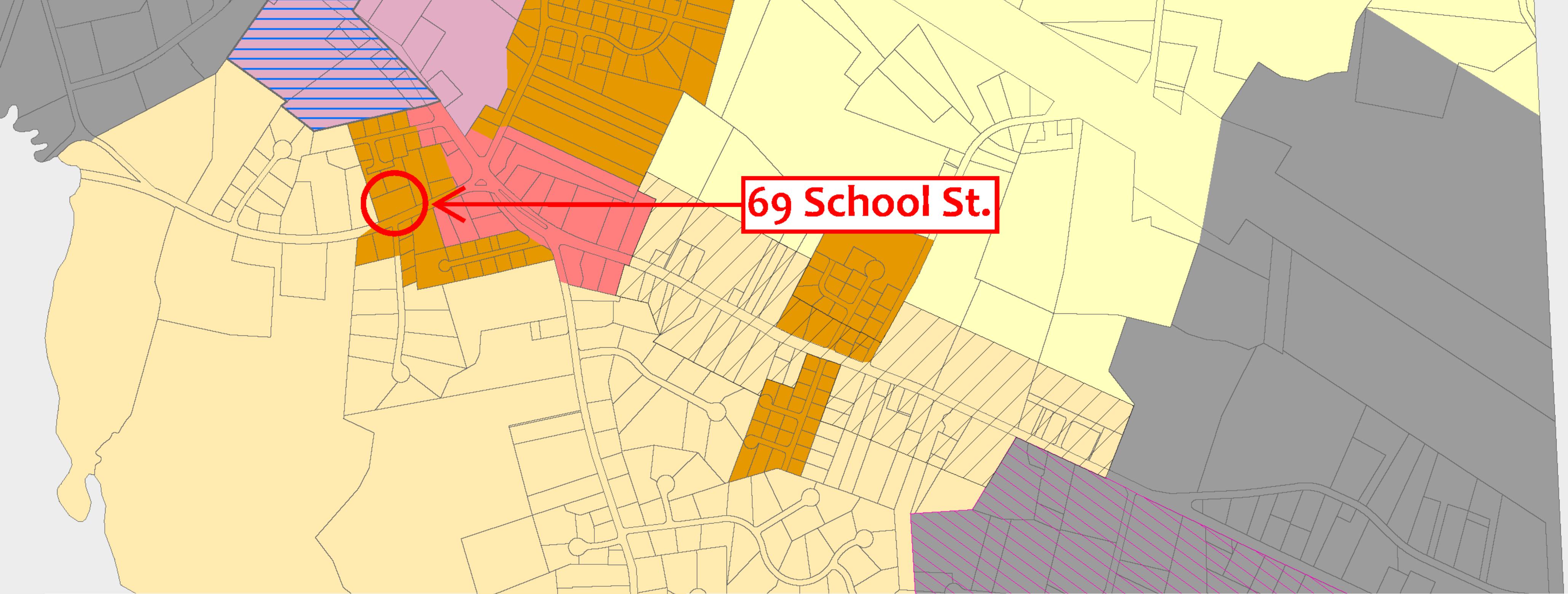
Proposed South End Station

TGAS

WHAT WE KNOW

New Location





Zoning
Highway Business
Industry
Local Business
Planned Unit Development
R-1
R-2
R-3
R-4
Luther's Corners Village District
Mixed Use
Adult Entertainment and Medical Marijuana Overlay Districts
Multifamily Development Overlay District
Groundwater Aquifer Protection District
Continuing Care Residency Campus Overlay District
Economic Development Area Overlay District
Parcel Boundaries

District	Minimum Lot Area (Square Feet) ¹²	Maximum Building Coverage (%) ¹²	Minimum Frontage ¹ (feet)	Minimum Depth of Front Yard/ Corner Side Yard (feet) ²	Minimum Depth of Rear Yard (feet)	Minimum Width of Each Interior Side Yard	Maximum Height (Stories/ Feet)
R-1 ³	14,400 ⁵	--	100	35/35	25	15 feet + 5 feet for each story over one	3/40 ⁴
R-2 ²	22,500 ²	--	120	35/35	50	20 feet + 5 feet for each story over one	3/40 ⁴
R-3 ³	40,000 ⁵	--	150	50/50	70	35 feet + 5 feet for each story over one	3/40 ⁴
R-4	62,500 ⁵	--	200	50/50	80	35 feet + 5 feet for each story over one	3/40 ⁴
LBD	10,000	40	50	15/15 ^{6,7}	See note 8	15 feet ^{6,7}	3/40
HBD	10,000	30	50	70/50 ^{6,7}	See note 8	15 feet ^{6,7}	3/40
LCVD	10,000	75	50	0/0 ^{6,7}	See note 8	5 feet ^{6,7}	4/45
I	20,000	50	50	50	20 ^{9,10}	20 ^{9,10}	3/40 ¹¹

TGAS

69 SCHOOL STREET Zoning





TGAS

69 SCHOOL STREET

Site





TGAS

69 SCHOOL STREET

Site





TGAS

69 SCHOOL STREET Site





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69 SCHOOL STREET

Site





TGAS

69 SCHOOL STREET

Existing Conditions





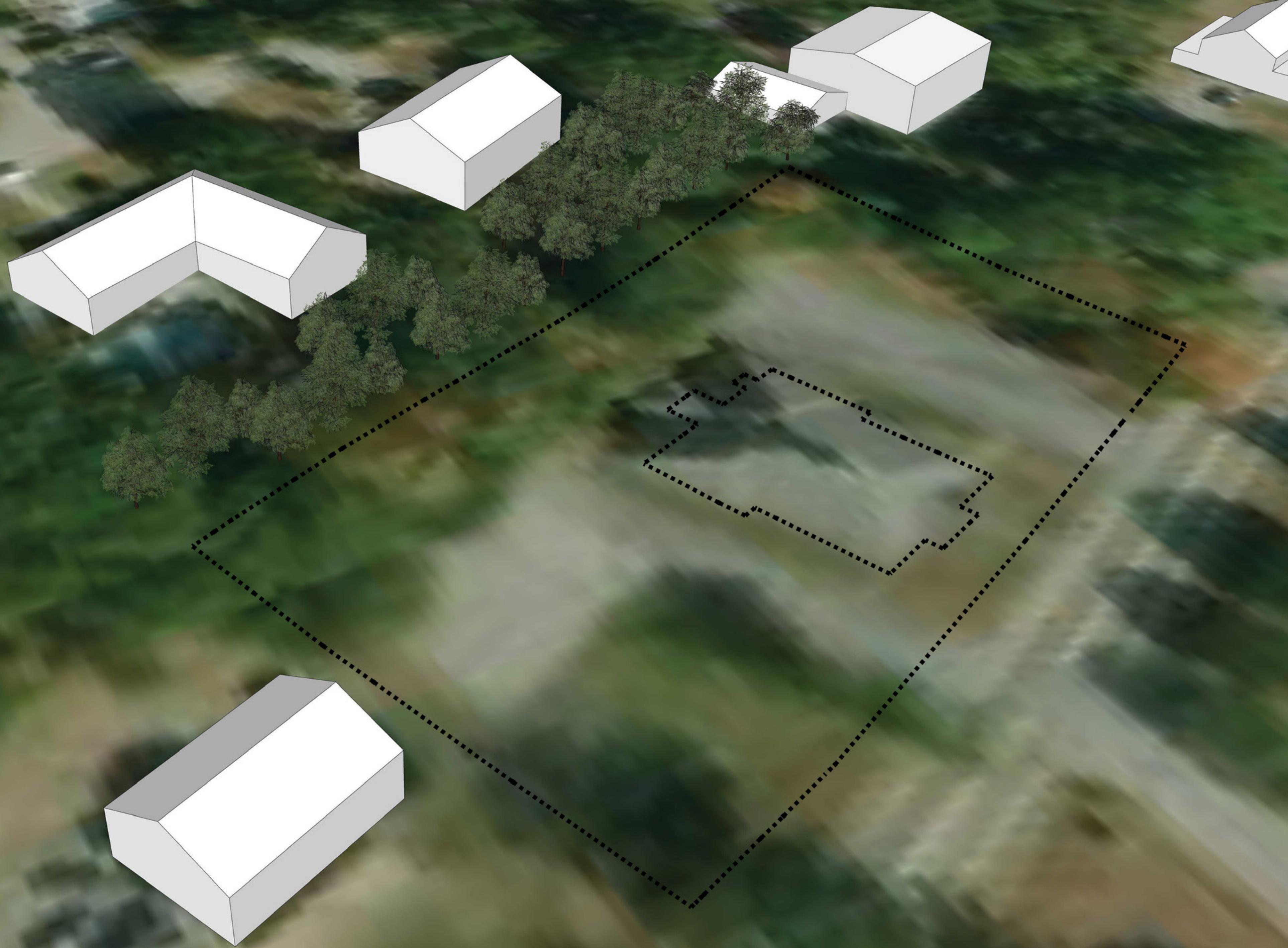
Google

TGAS

69 SCHOOL STREET

Building Removed





TGAS

69 SCHOOL STREET
Existing Conditions





TGAS

69 SCHOOL STREET
Existing Conditions





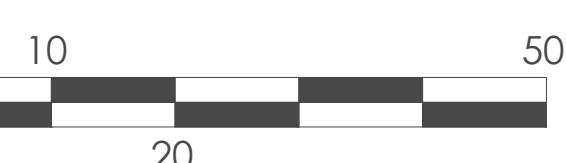
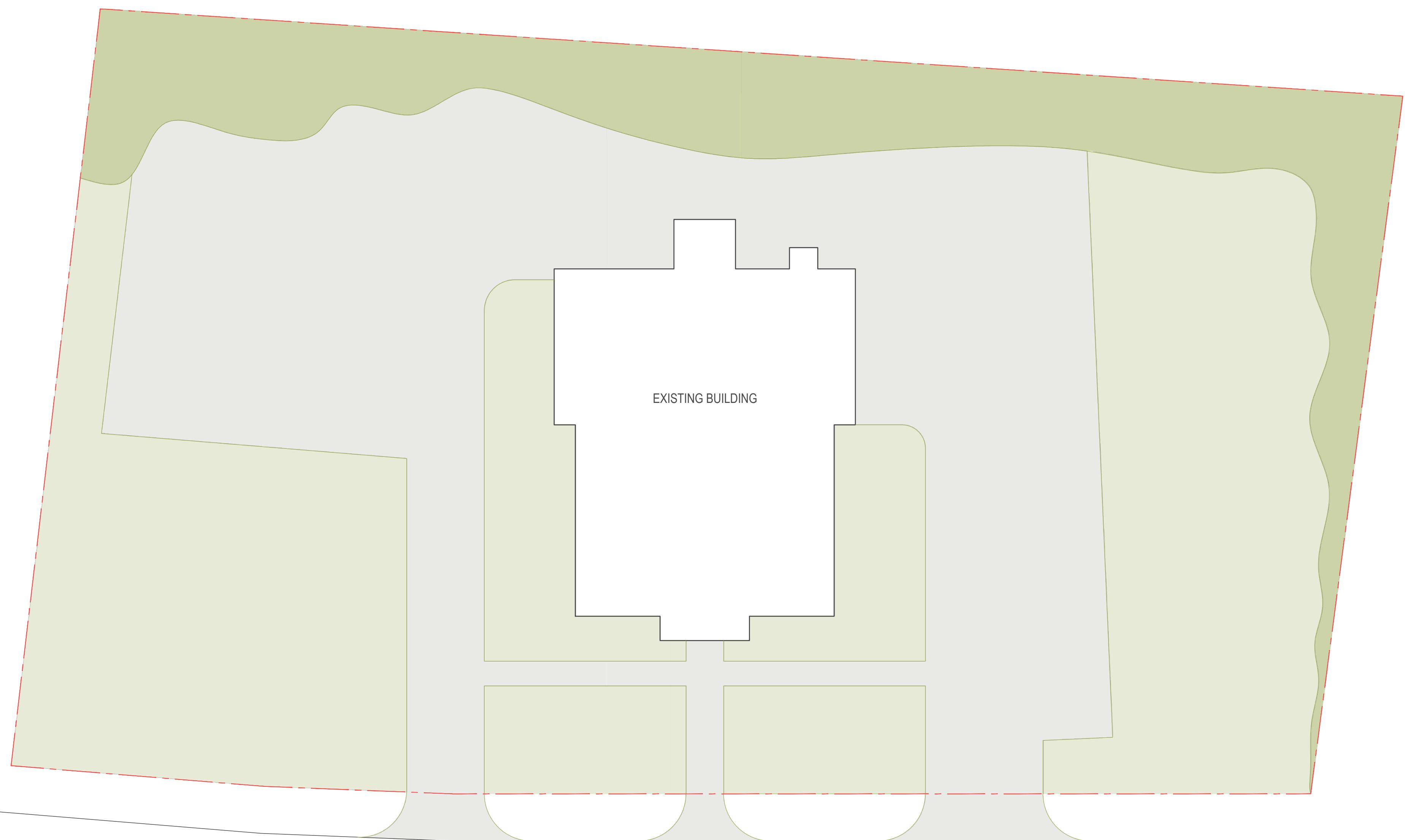
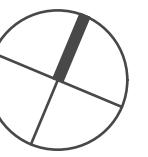
TGAS

69 SCHOOL STREET
Existing Conditions



An aerial photograph of a suburban area. In the foreground, there are several houses with white exteriors and dark roofs, surrounded by green lawns and trees. A road with a white dashed line runs through the neighborhood. In the background, there is a dense forest of green trees, and further back, a city skyline with numerous buildings and roads is visible under a clear sky.

ONE STORY OPTION

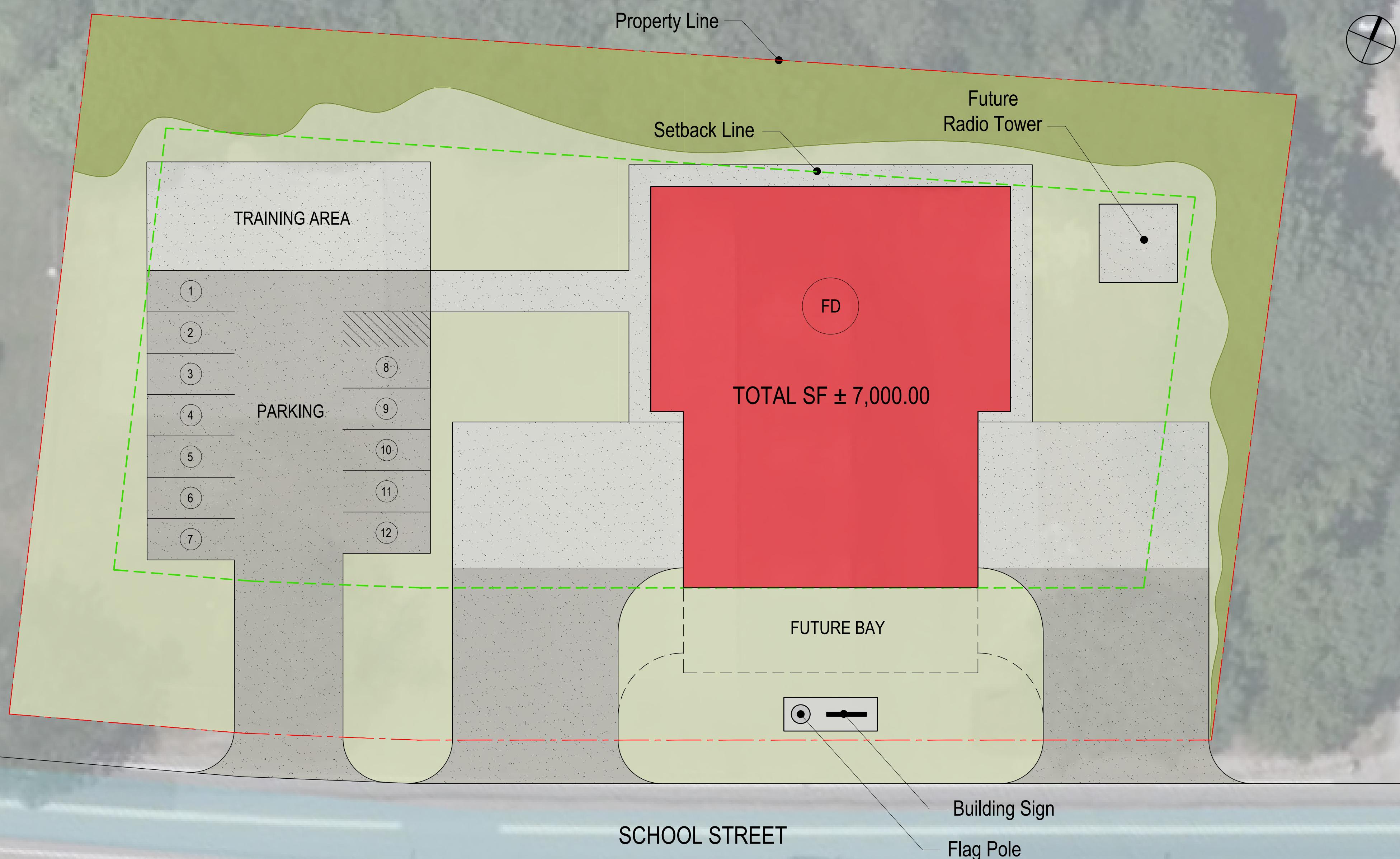


TGAS

EXISTING

Site Plan



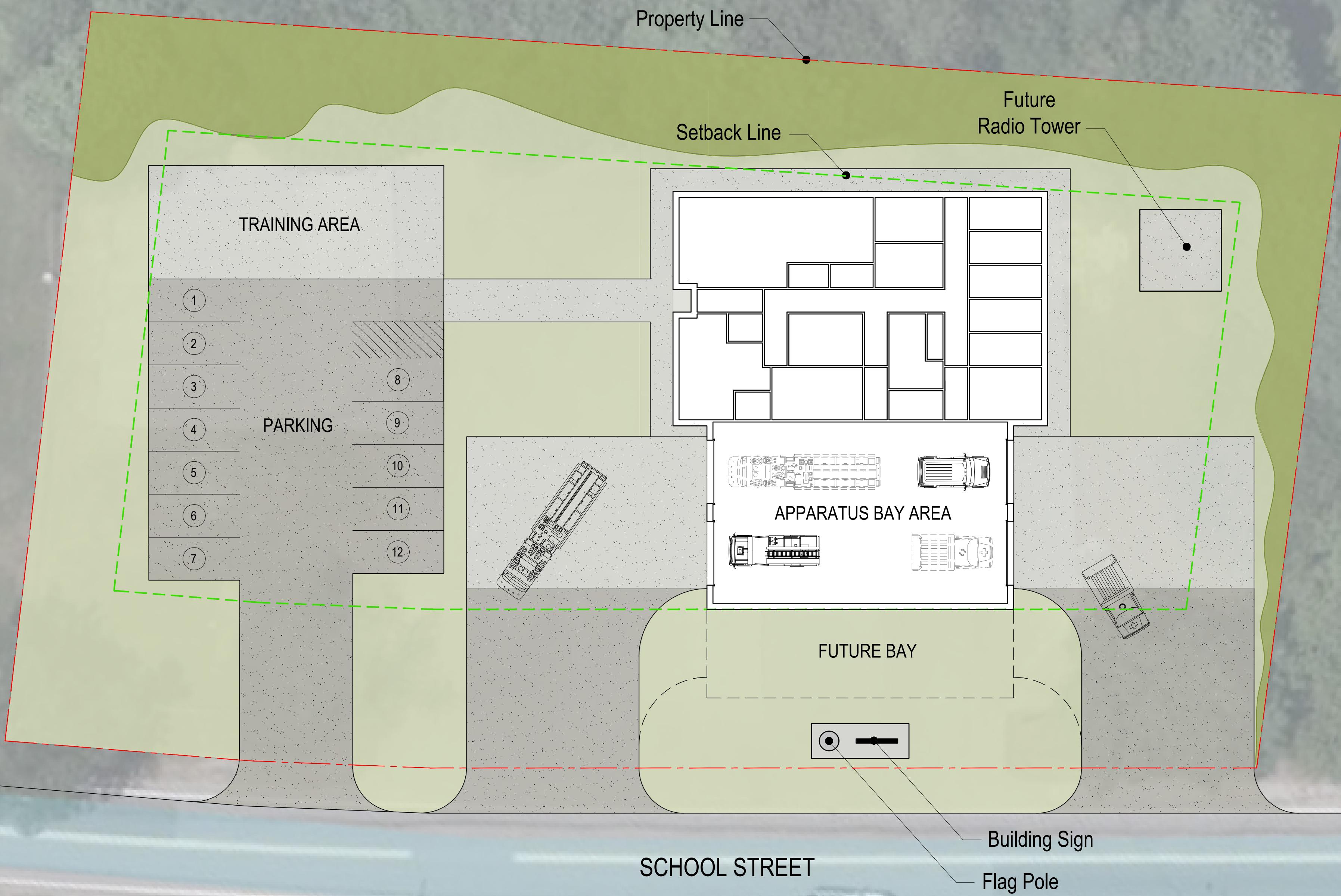


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ONE STORY OPTION

Site Plan



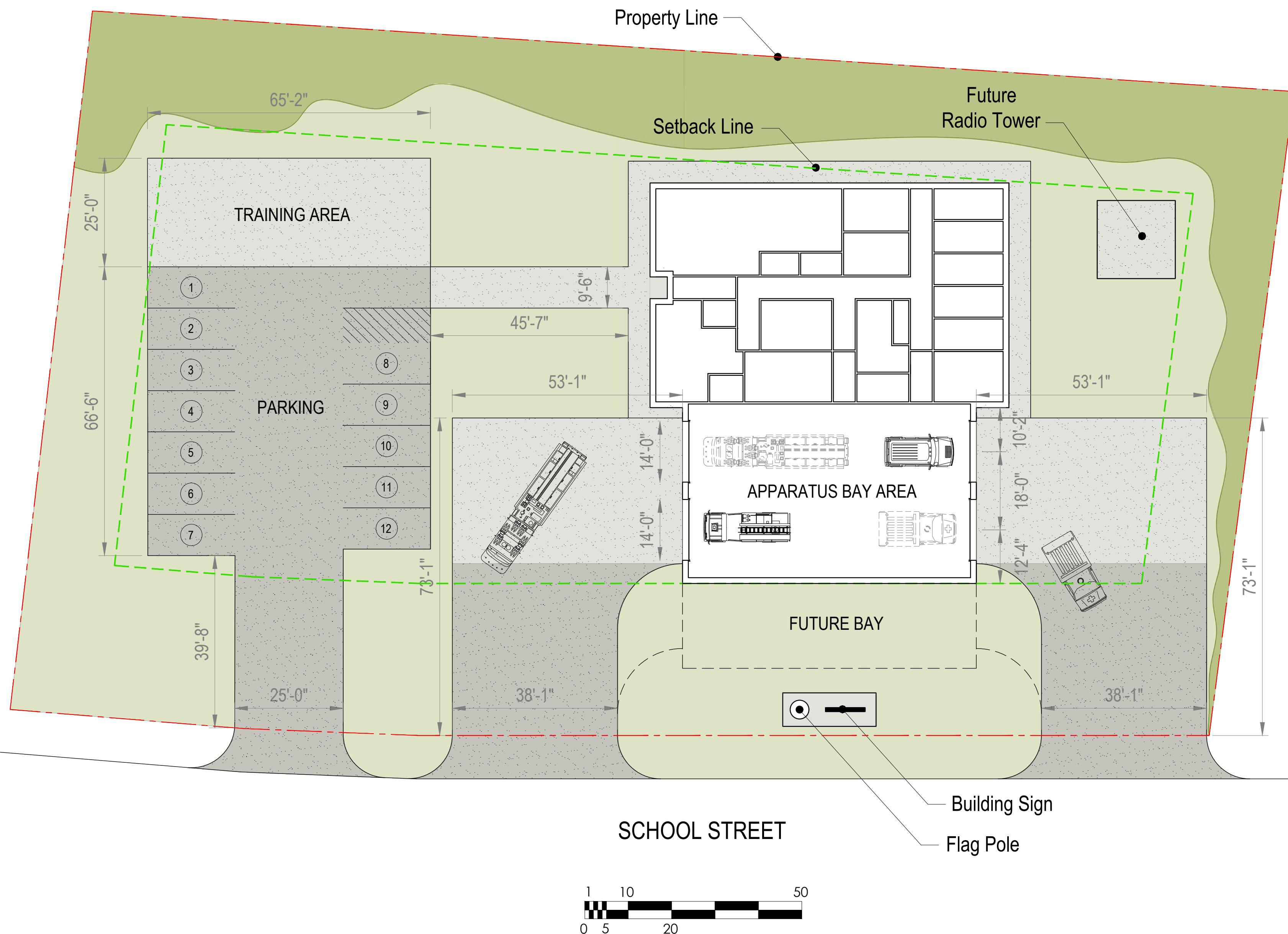


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ONE STORY OPTION

Site Plan

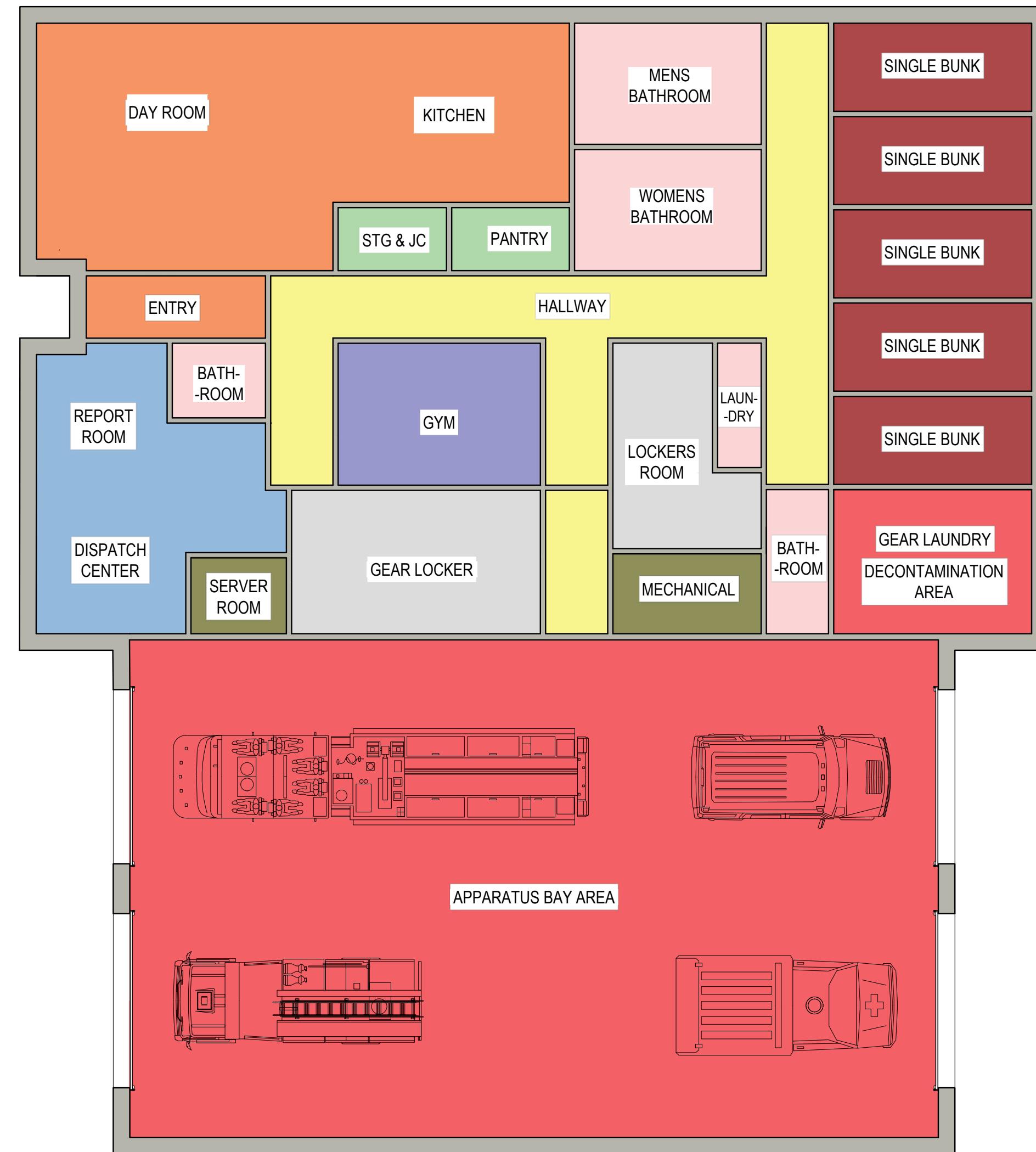
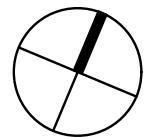




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ONE STORY OPTION Site Plan





Fire Suppression

Storage

Circulation

Utilities

Lockers

Common Areas

Offices

Bunkrooms

Rest./Laundry/JC

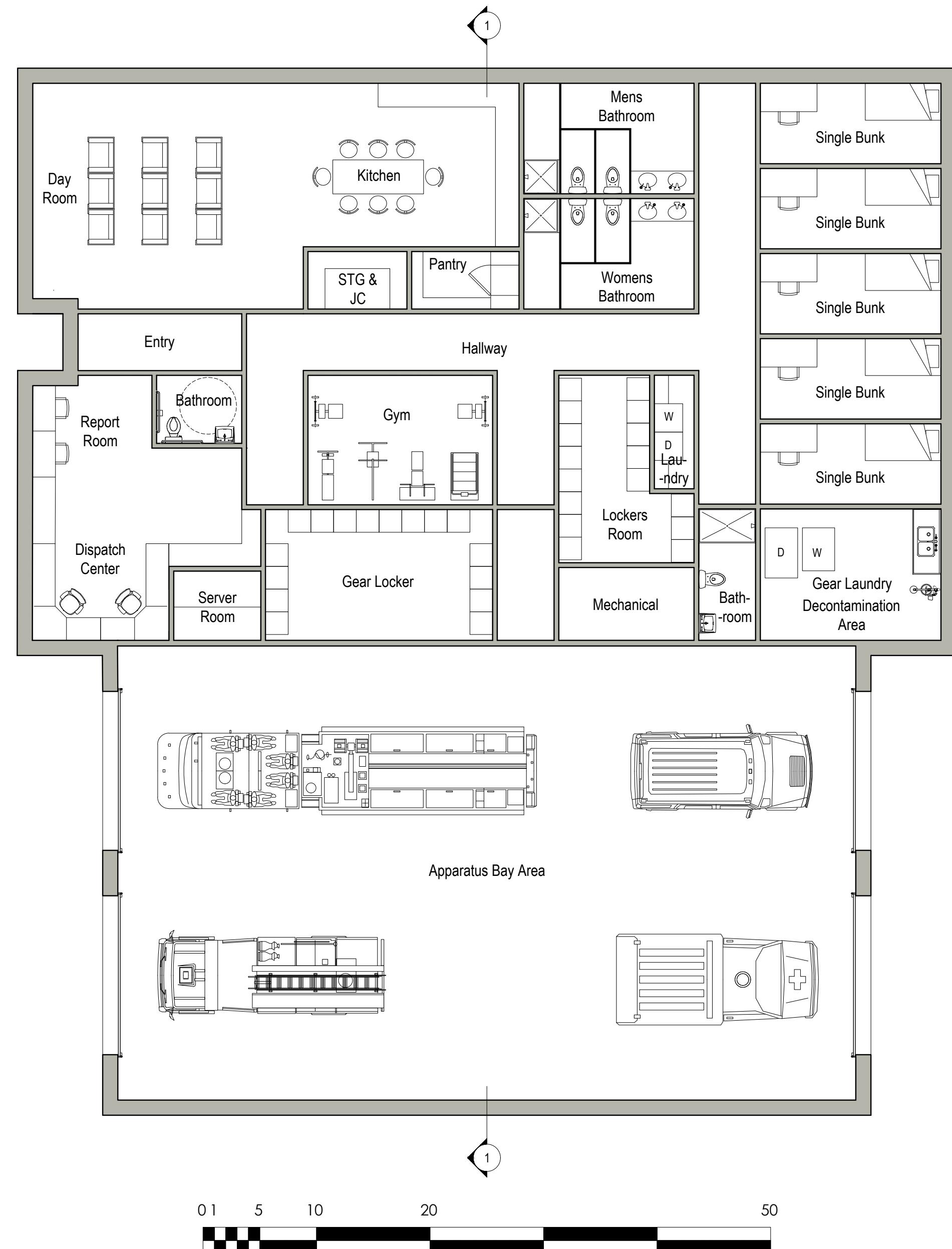
Fitness

0 1 5 10 20 50

TGAS

ONE STORY **OPTION** Block Diagram

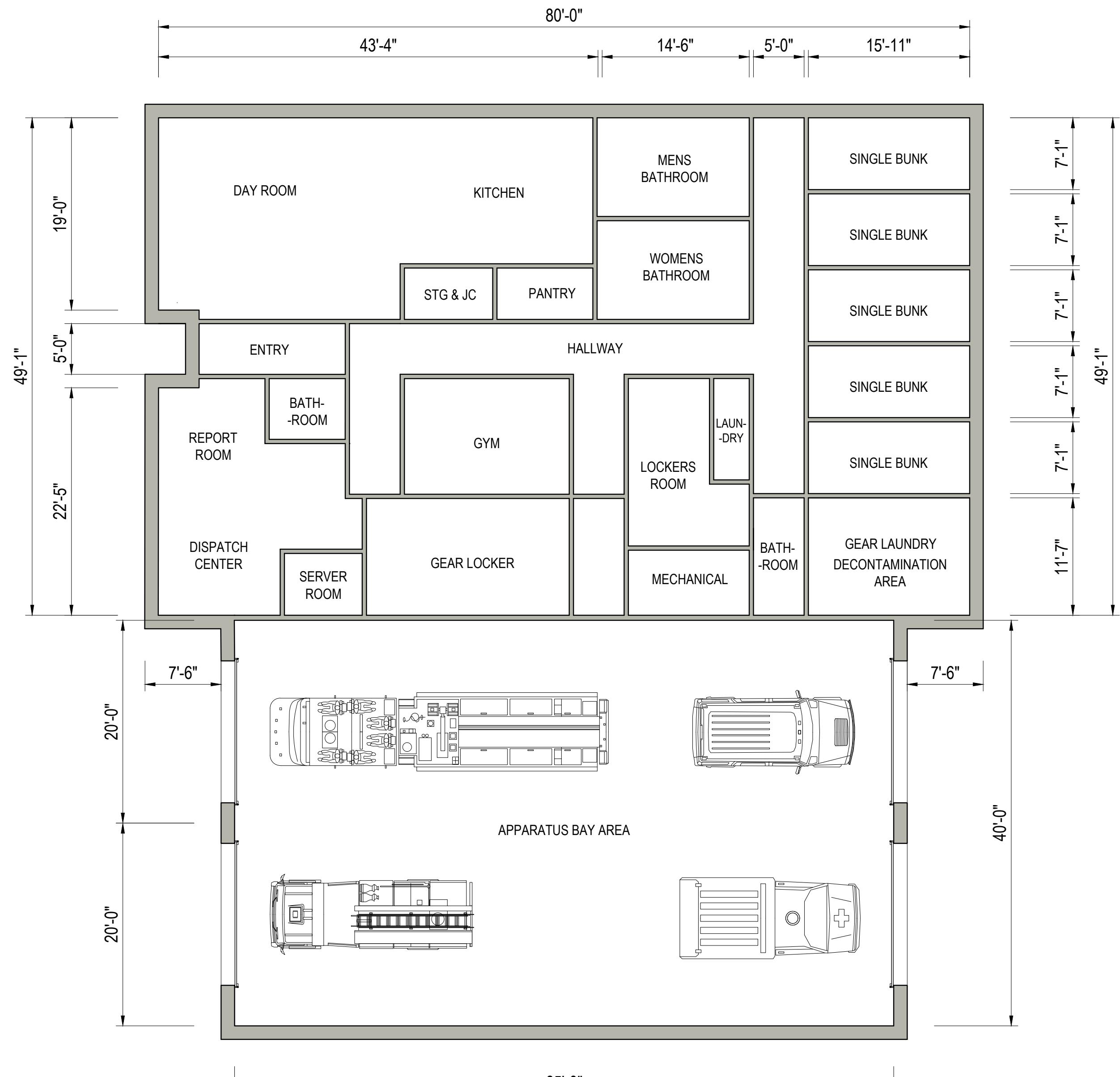




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ONE STORY **OPTION** First Floor - Furniture



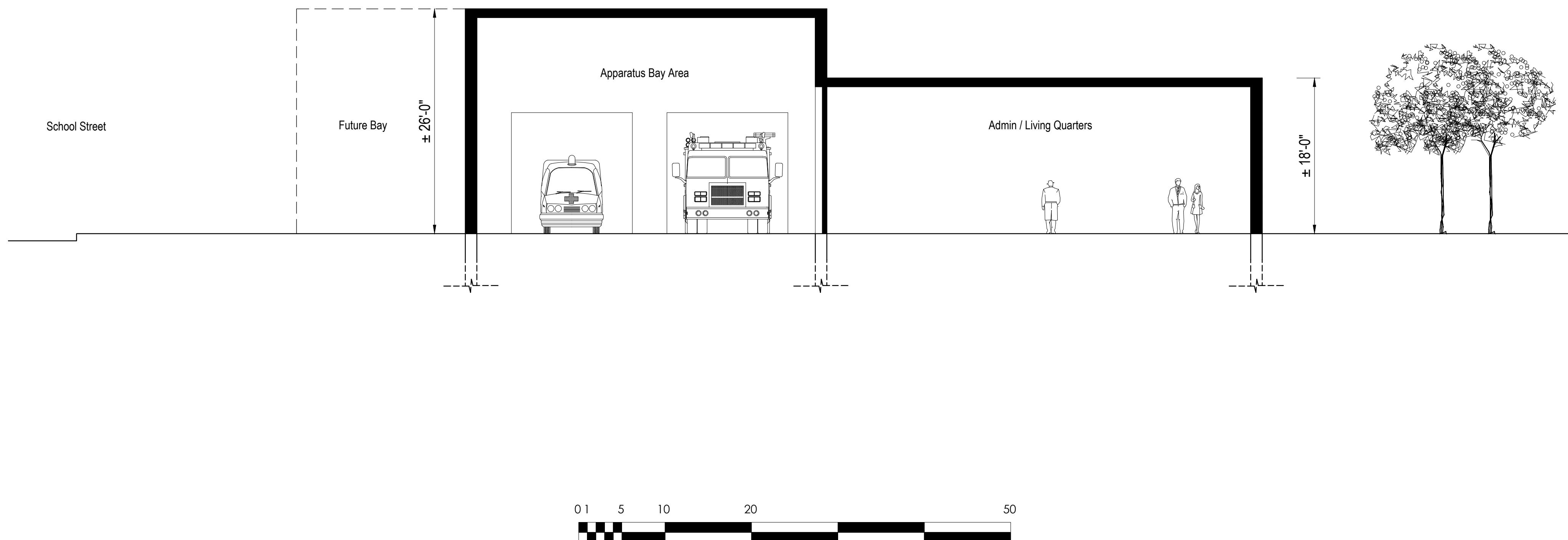


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ONE STORY OPTION

First Floor - Dimensions

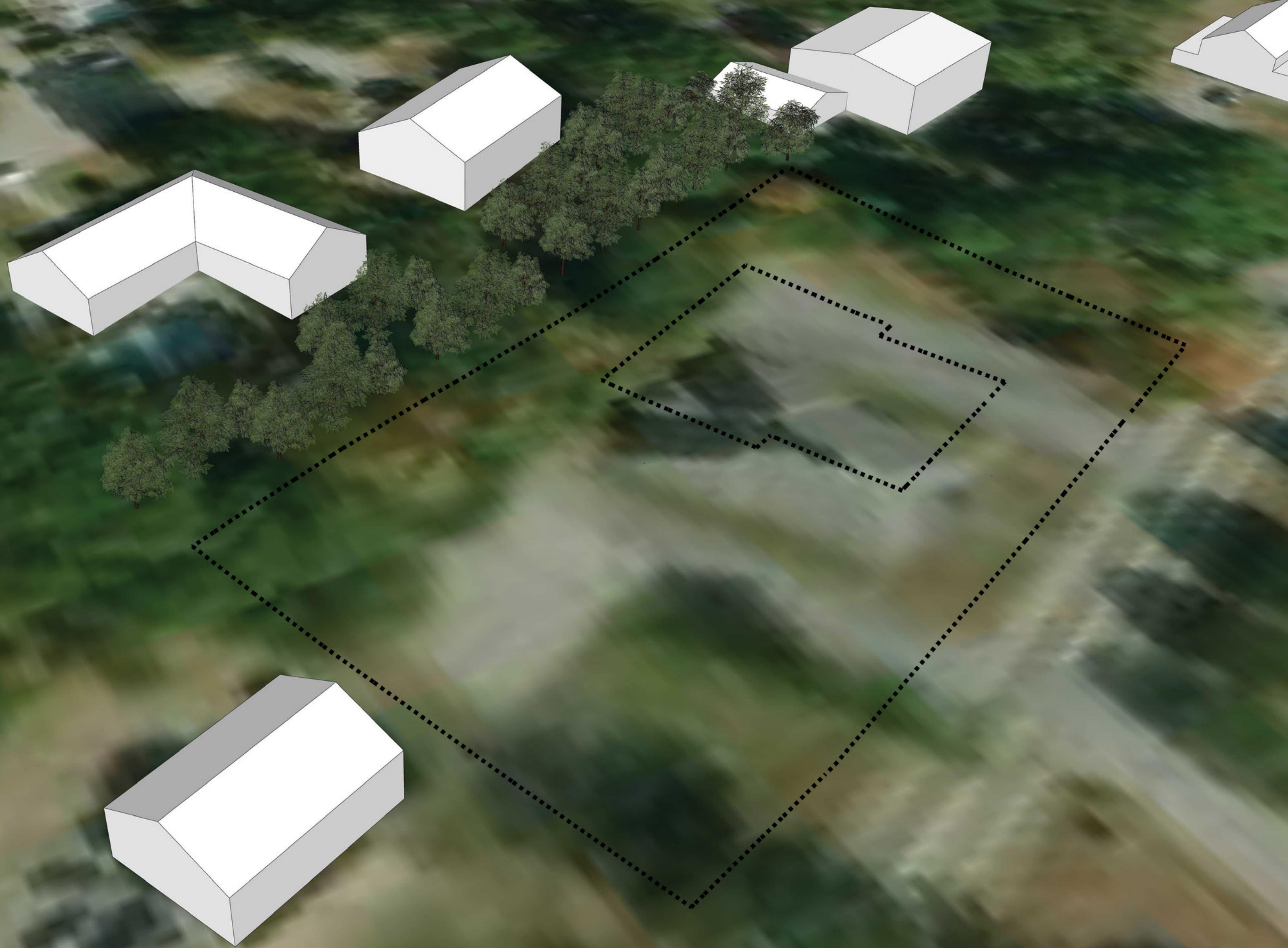




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ONE STORY Building Section OPTION



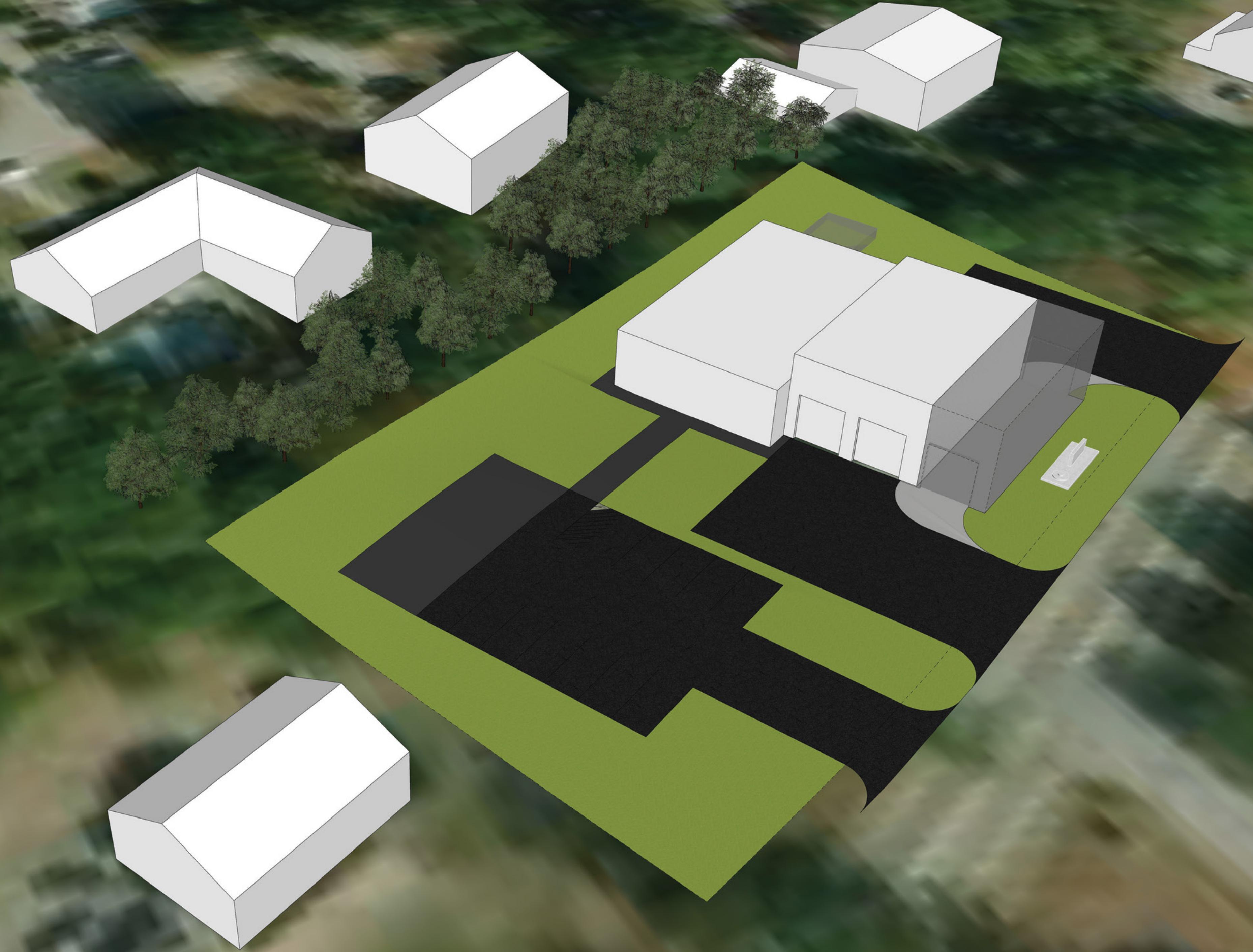


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ONE STORY OPTION

Aerial View



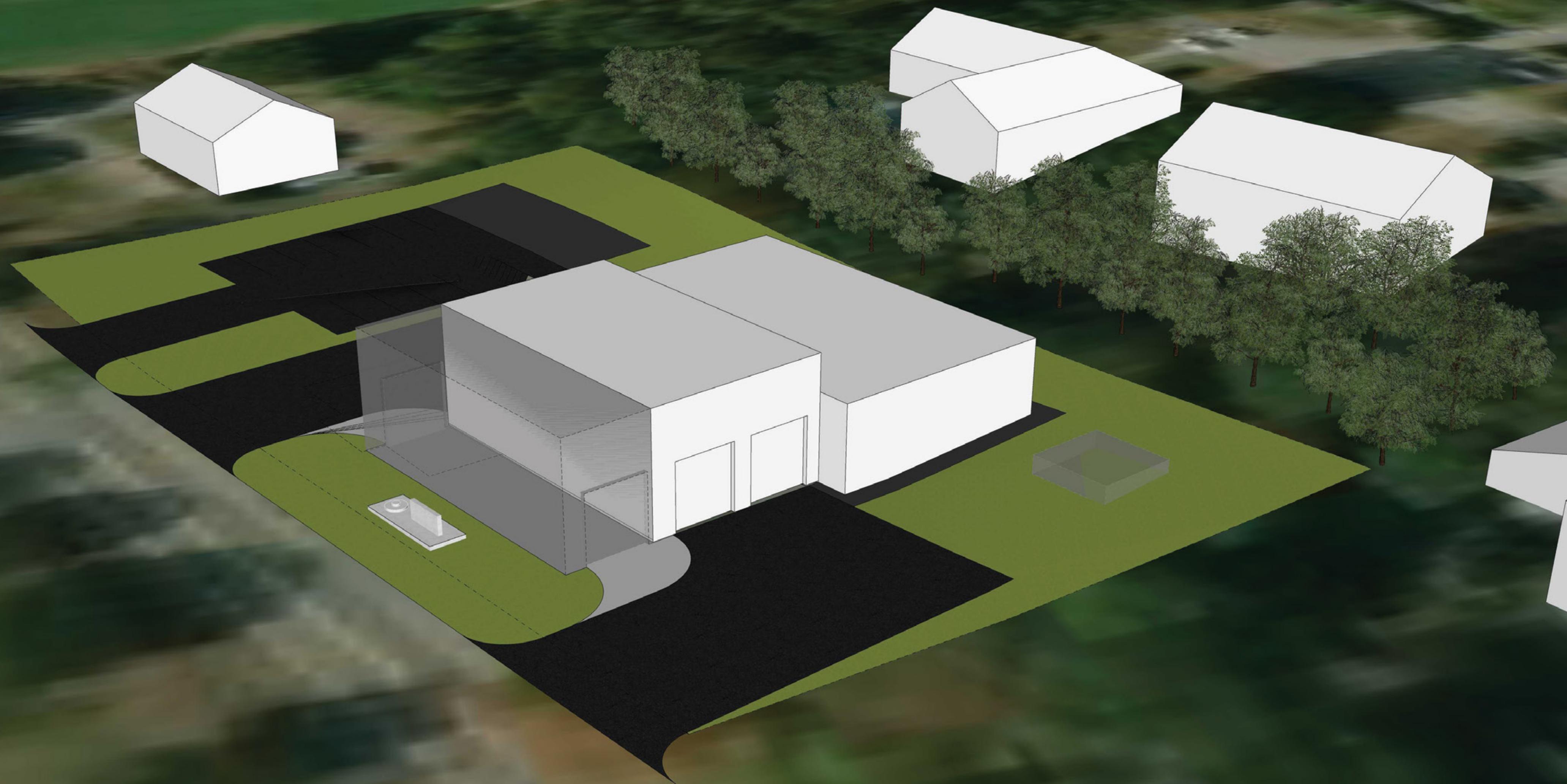


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ONE STORY OPTION

Aerial View





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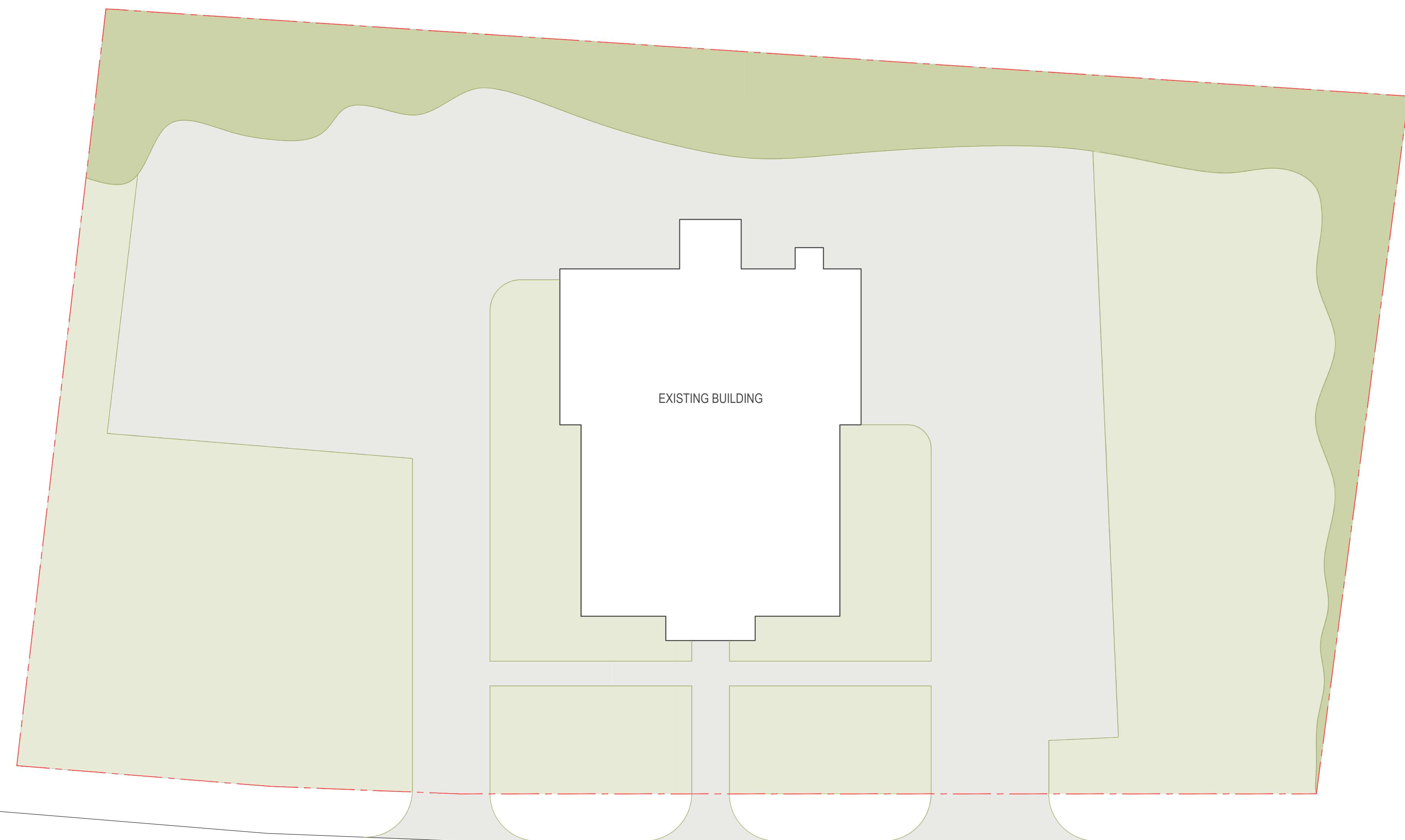
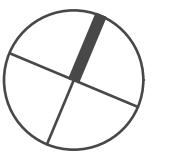
ONE STORY OPTION

Aerial View



An aerial photograph of a suburban area. In the foreground, there are several houses with white exteriors and dark roofs, surrounded by green lawns and trees. A road with a white dashed line runs through the neighborhood. In the background, there is a dense forest of green trees, and further back, a city skyline with numerous buildings and roads is visible under a clear sky.

TWO STORY OPTION

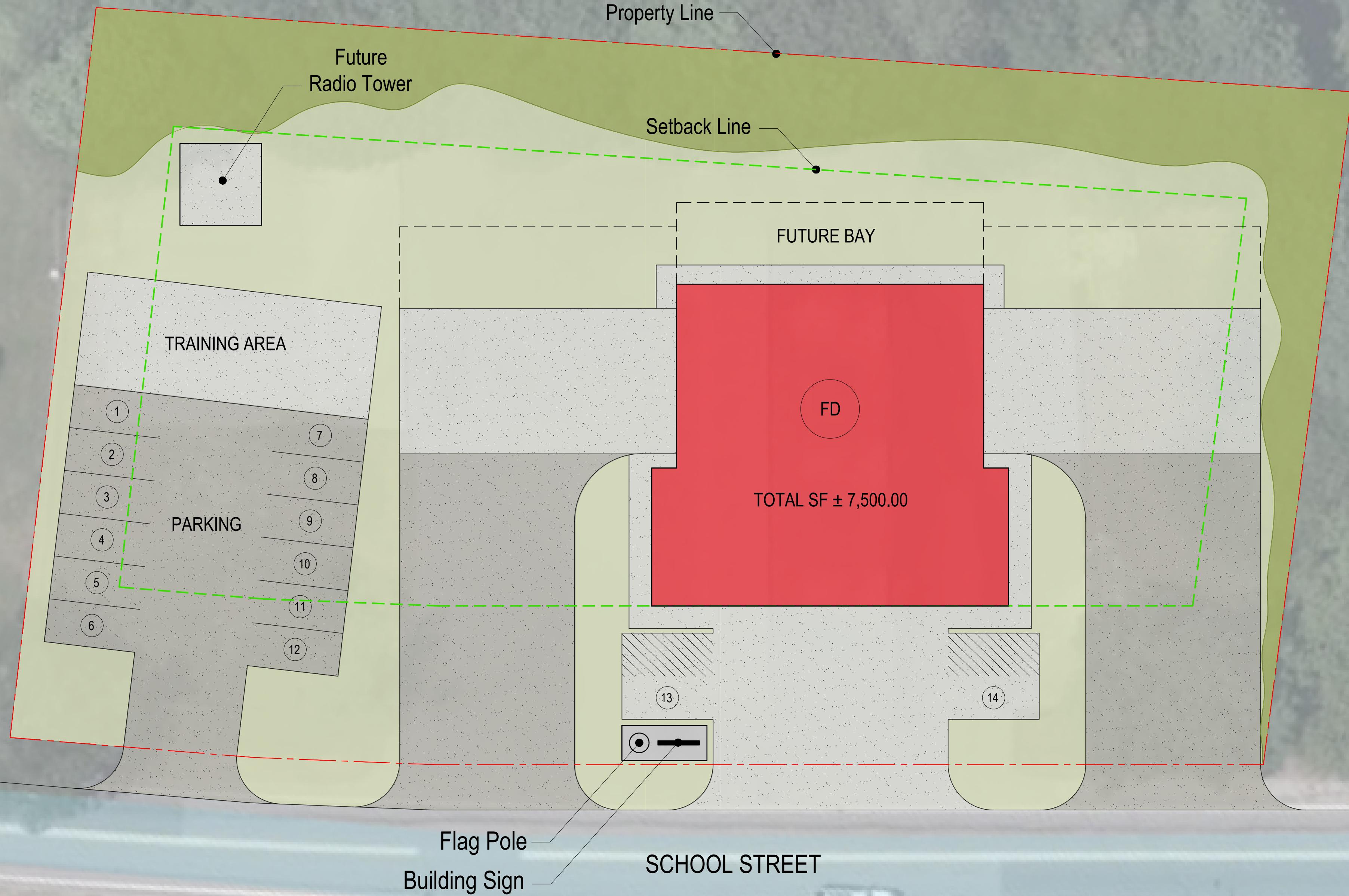


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EXISTING

Site Plan



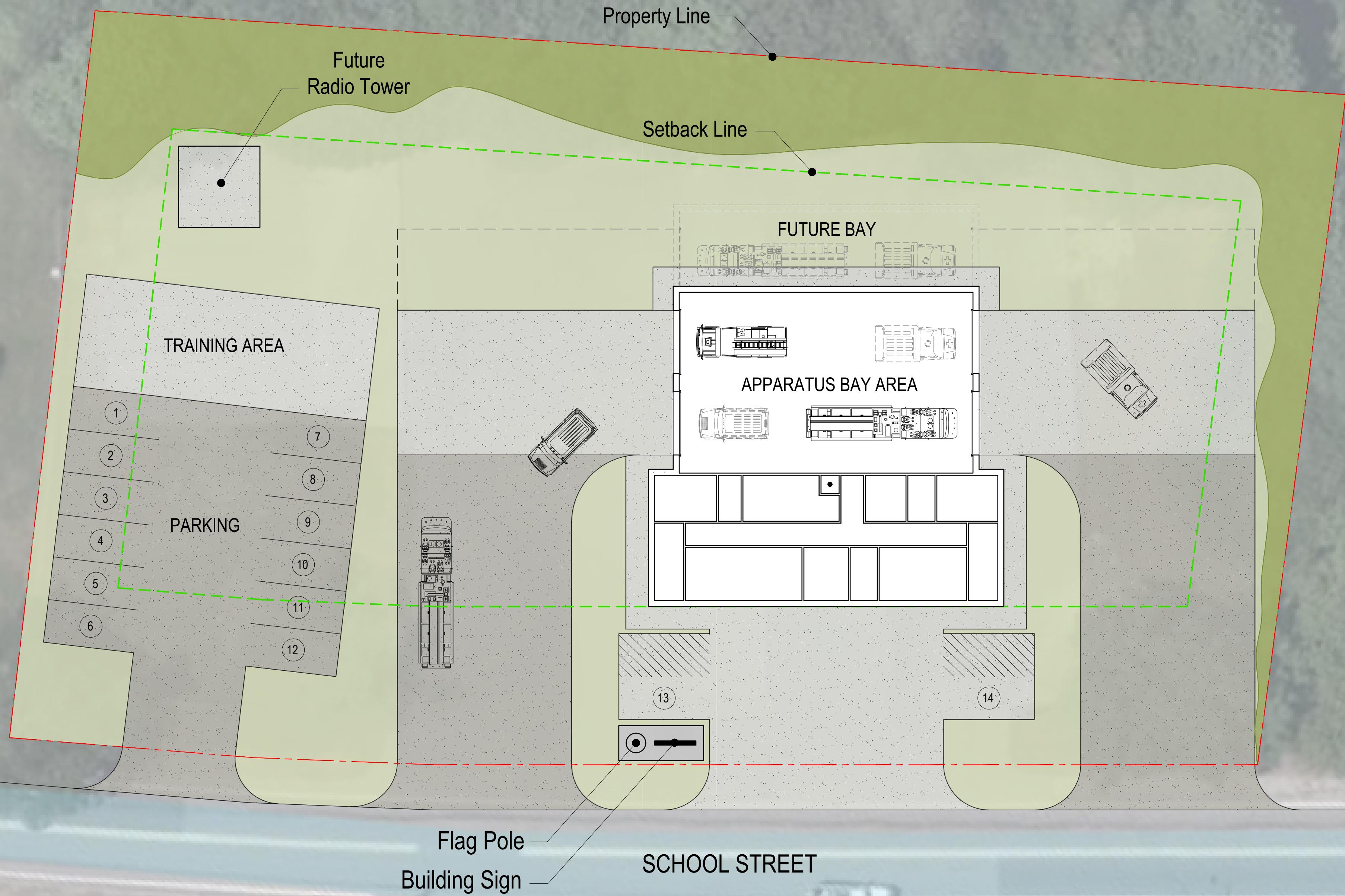


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TWO STORY OPTION

Site Plan



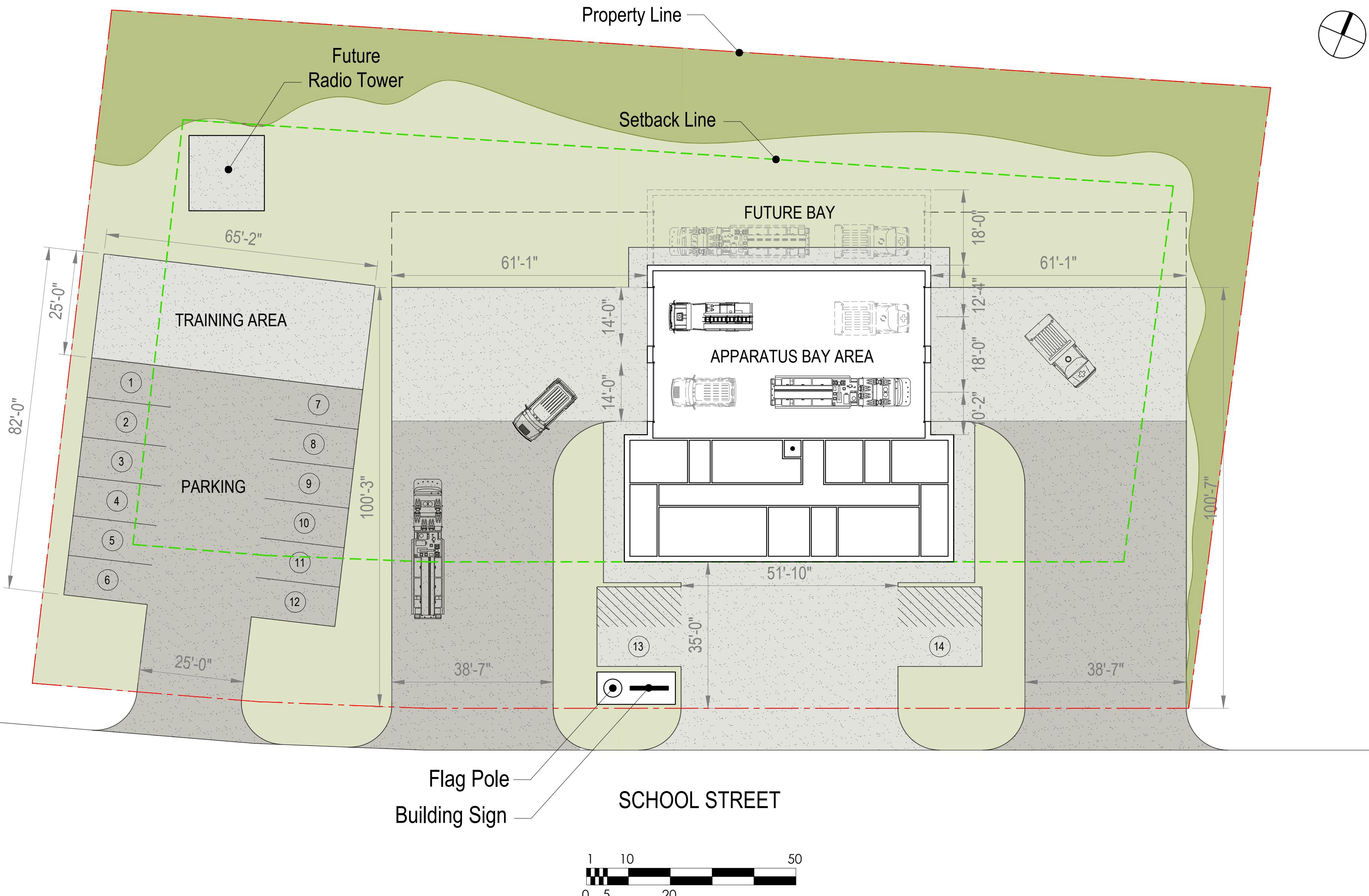


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TWO STORY OPTION

Site Plan

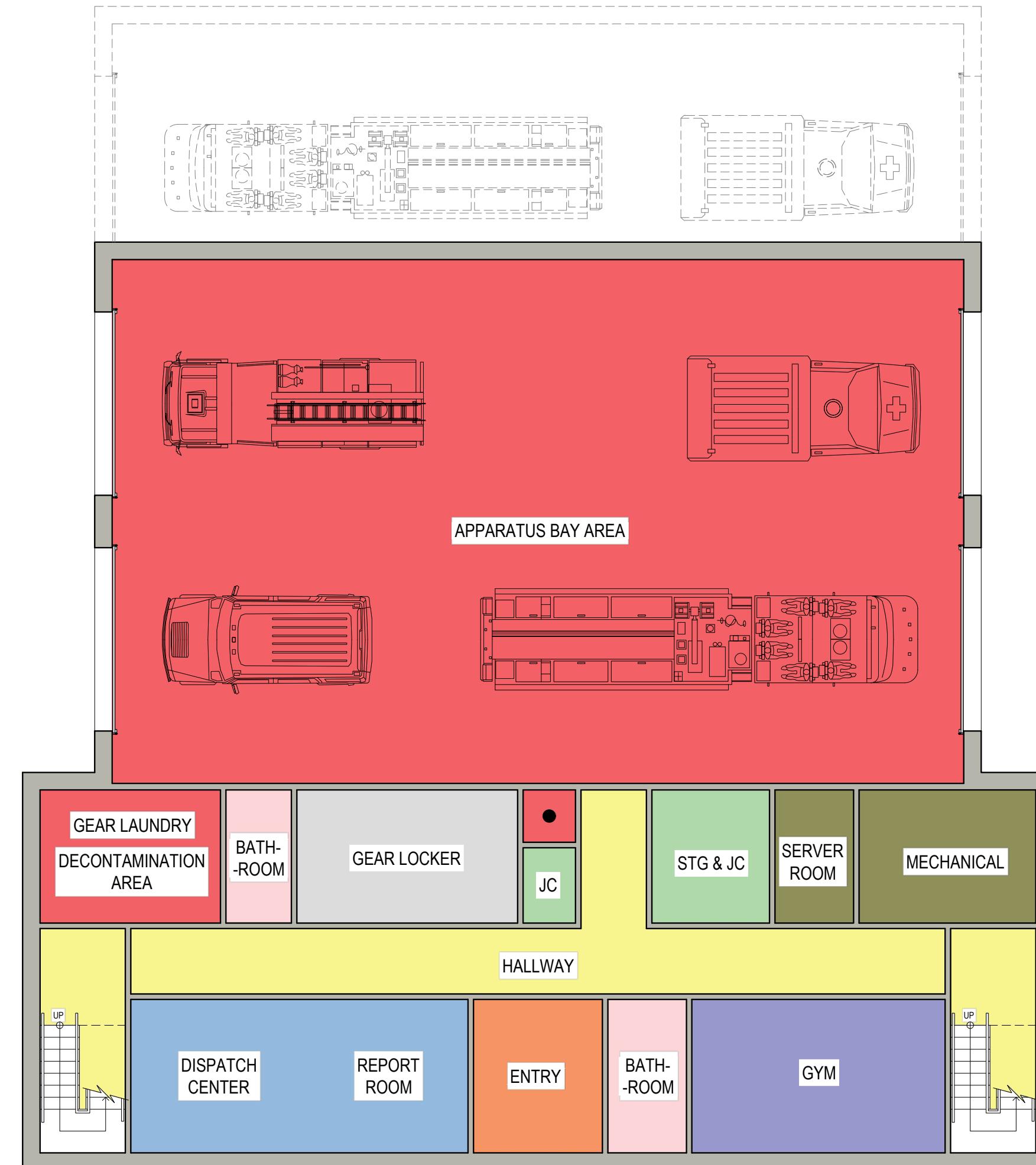




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TWO STORY OPTION Site Plan





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

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TWO STORY OPTION

Block Diagram - First Floor

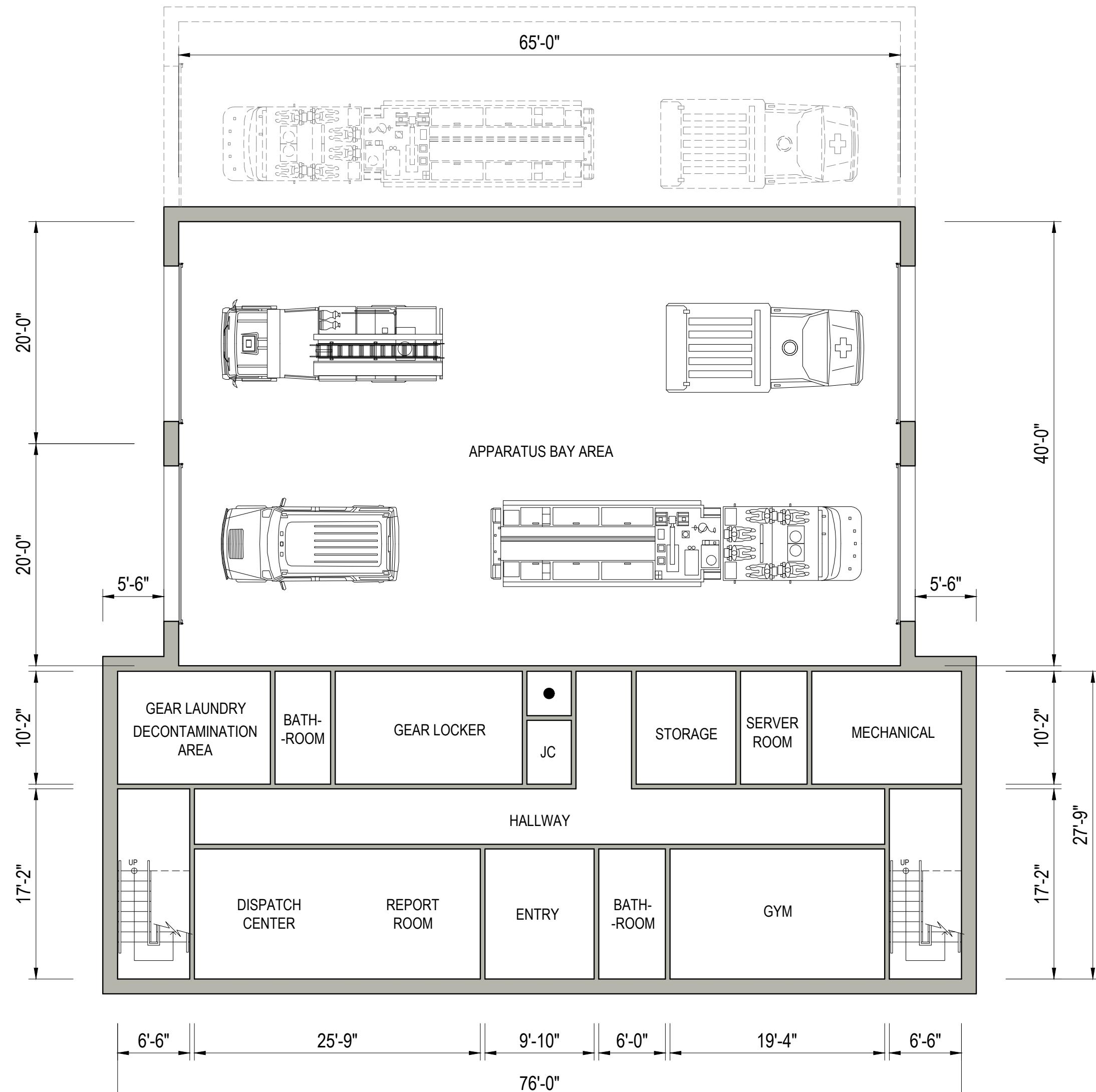




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TWO STORY OPTION Furniture - First Floor

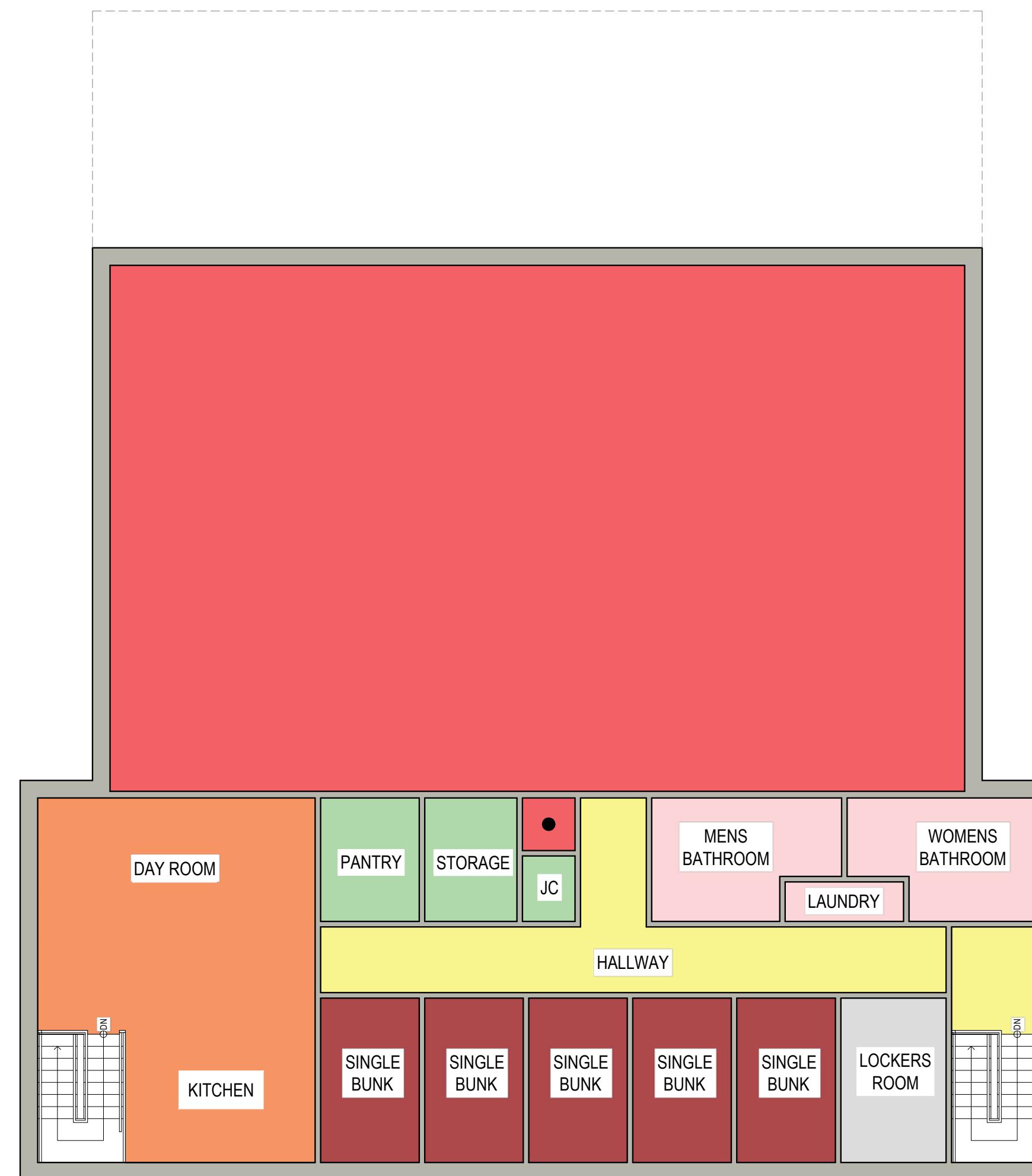




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TWO STORY OPTION Dimensions - First Floor





Fire Suppression

Storage

Circulation

Utilities

Lockers

Common Areas

Offices

Bunkrooms

Rest./Laundry/JC

Fitness

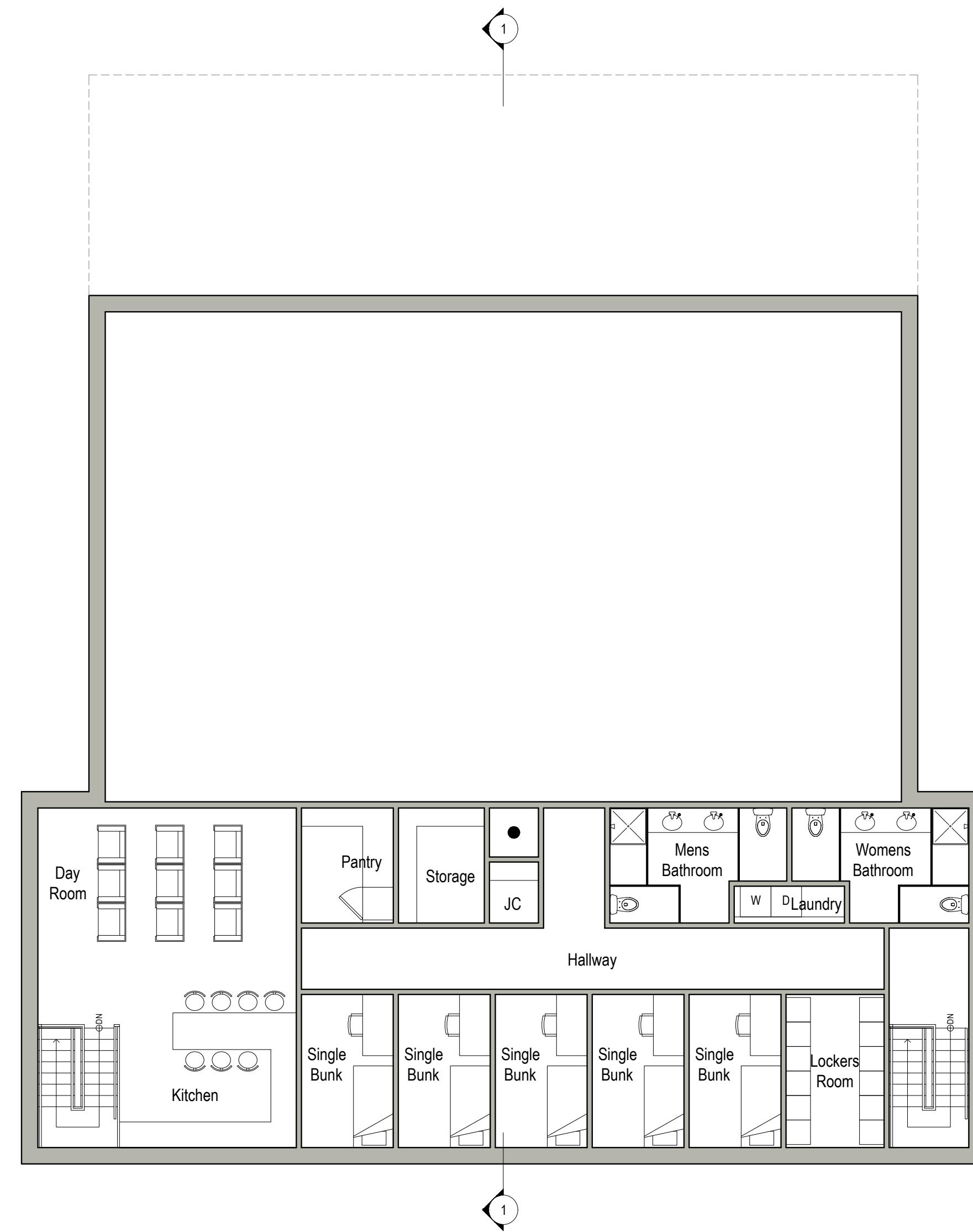
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TWO STORY OPTION

Block Diagram - Second Floor





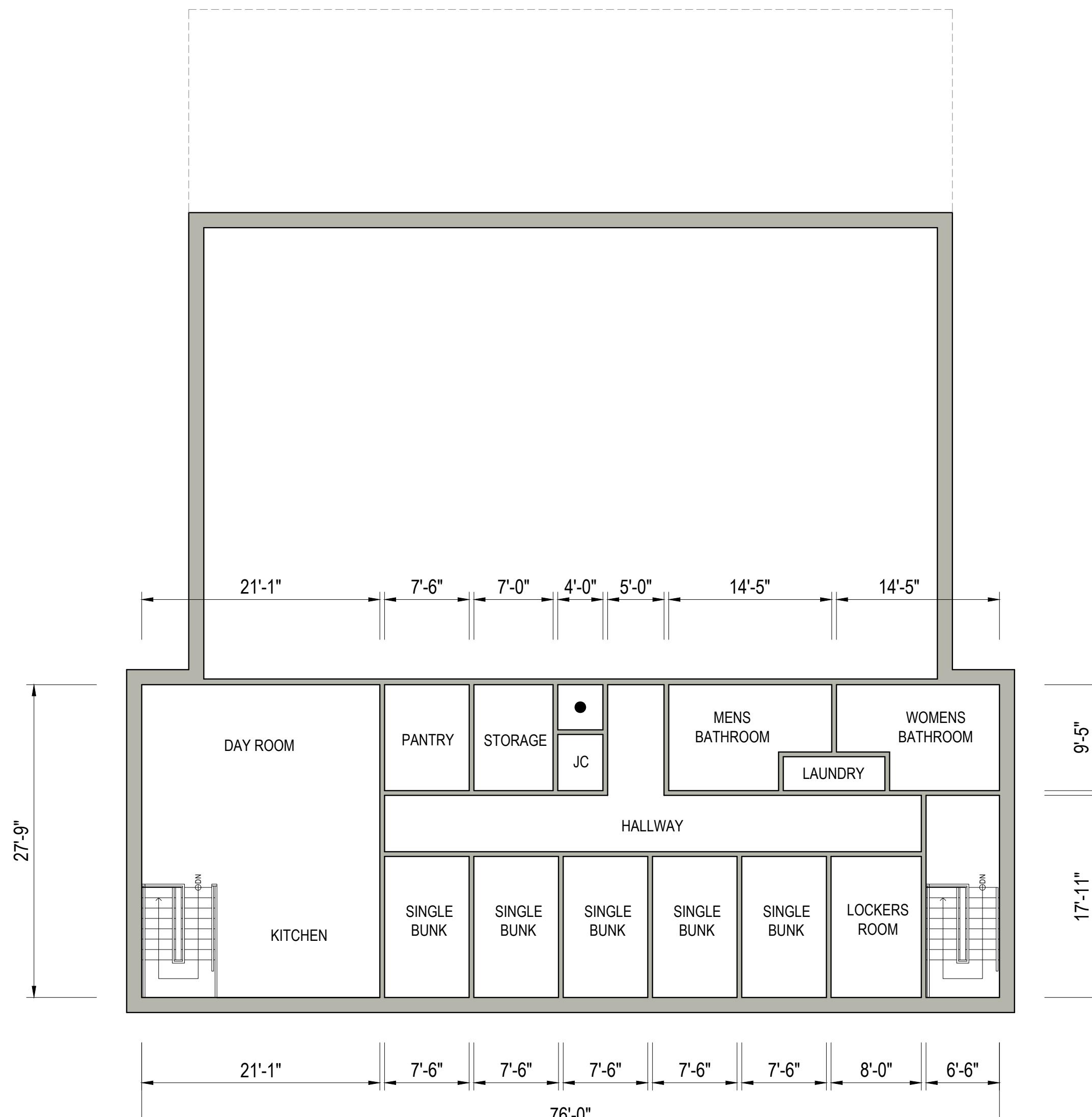
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TWO STORY OPTION

Second Floor - Furniture



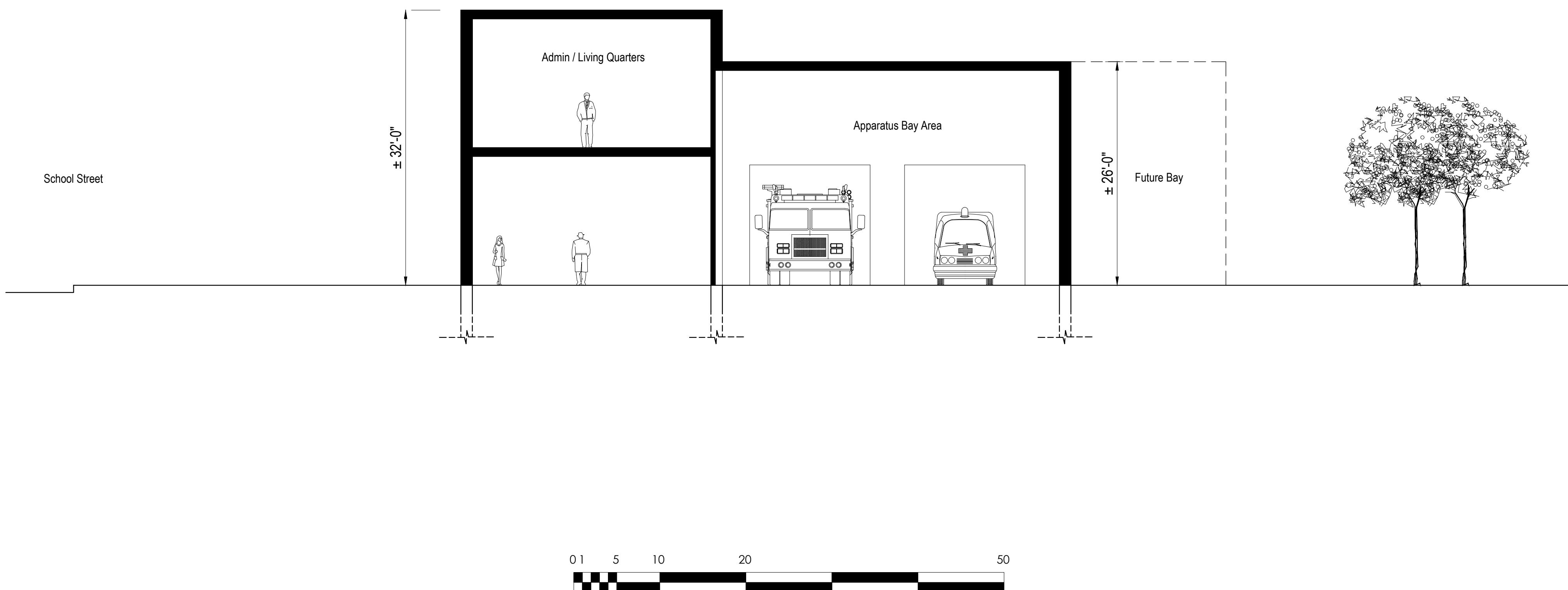


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TWO STORY OPTION Dimensions - Second Floor

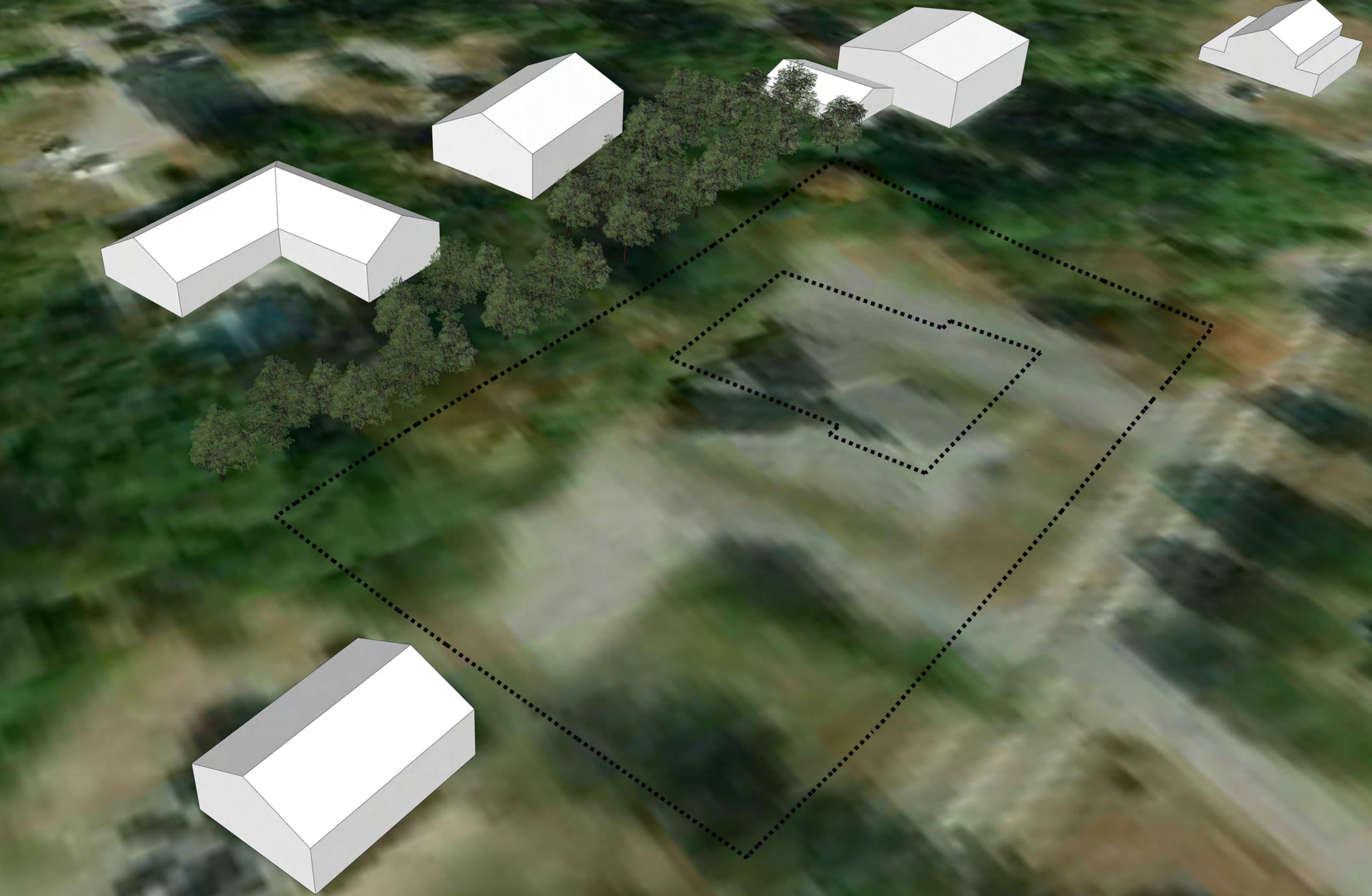




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TWO STORY OPTION Building Section



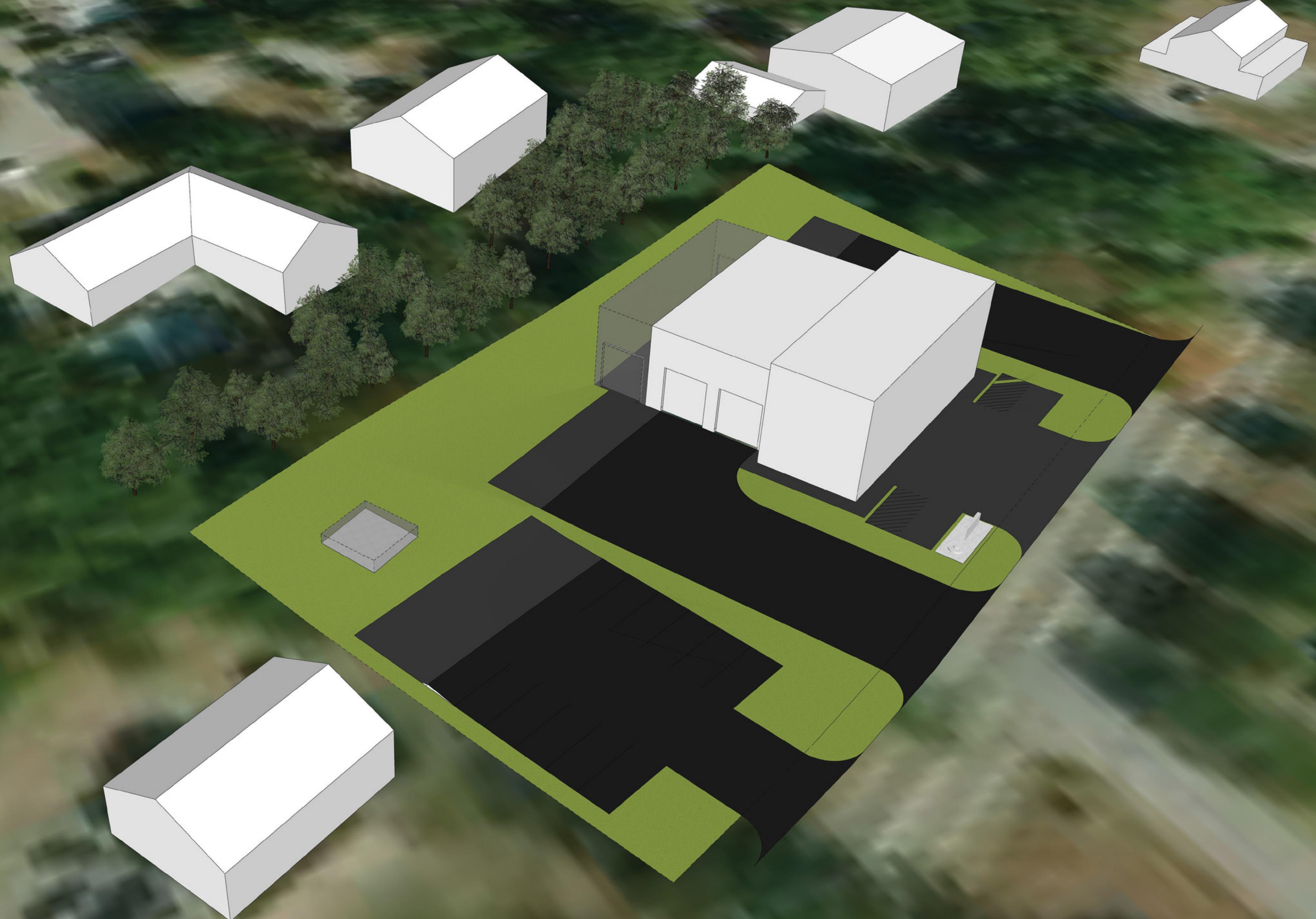


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TWO STORY OPTION

Aerial View



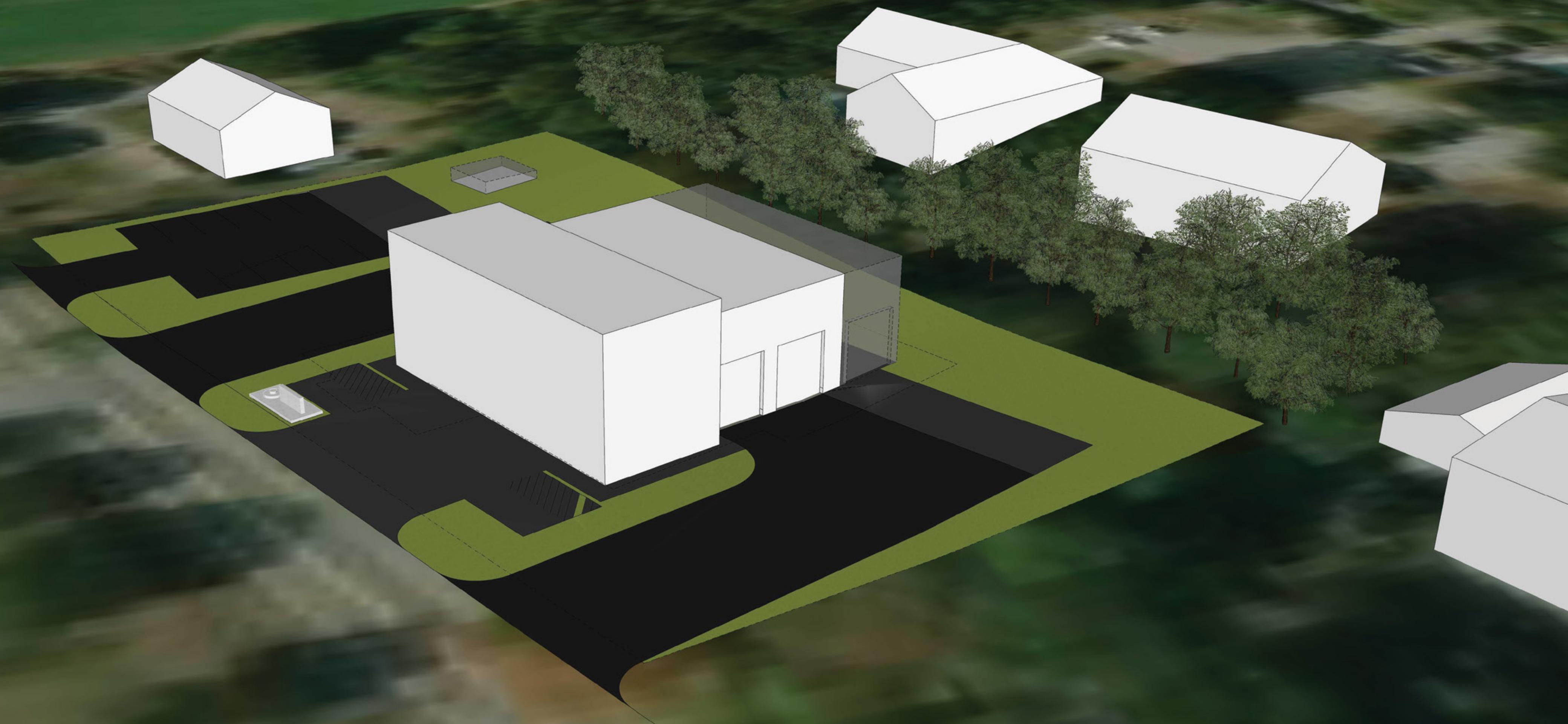


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TWO STORY OPTION

Aerial View





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TWO STORY OPTION

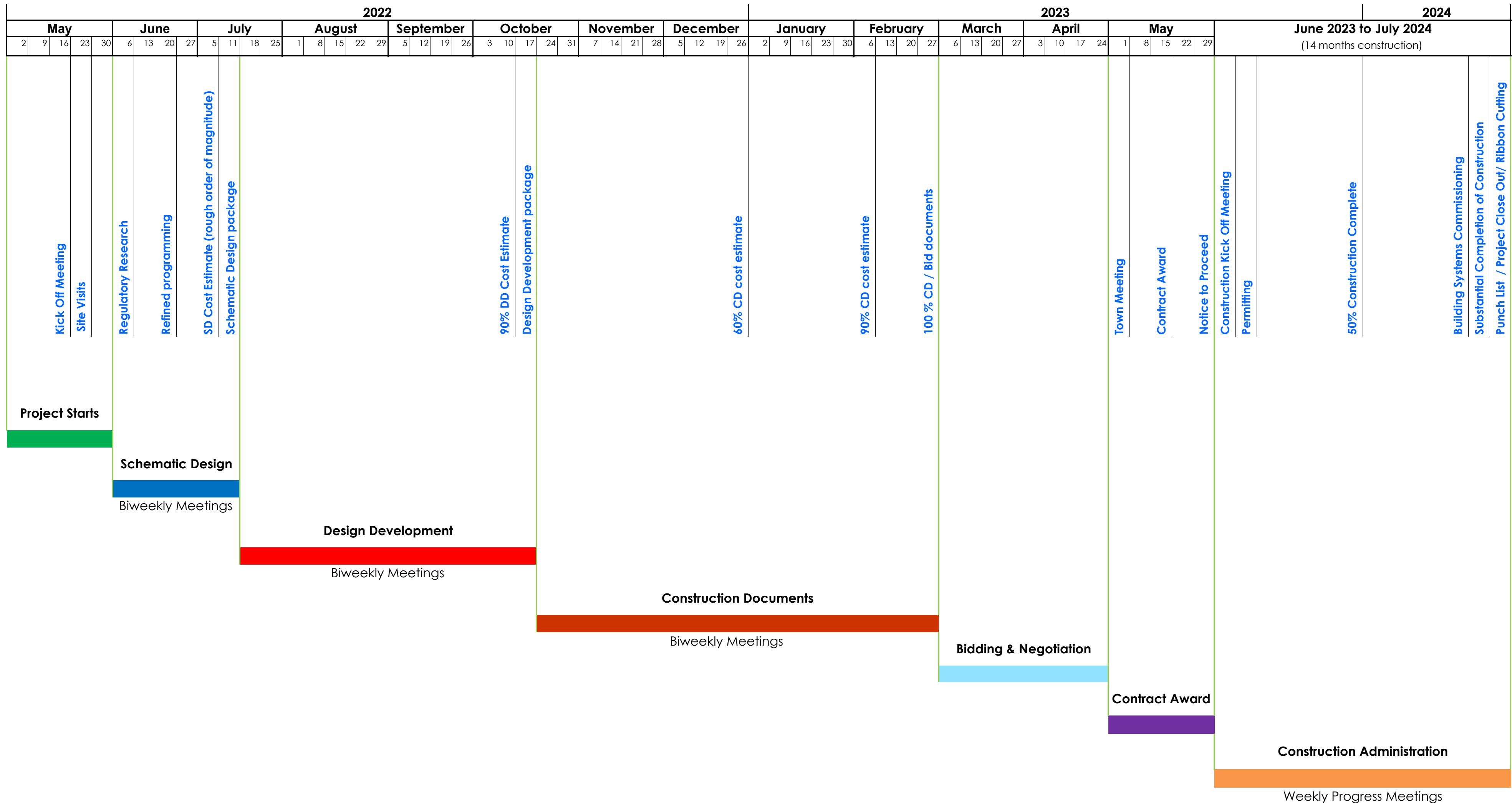
Aerial View



Town of Seekonk

South End Fire Station

Potential Project Schedule



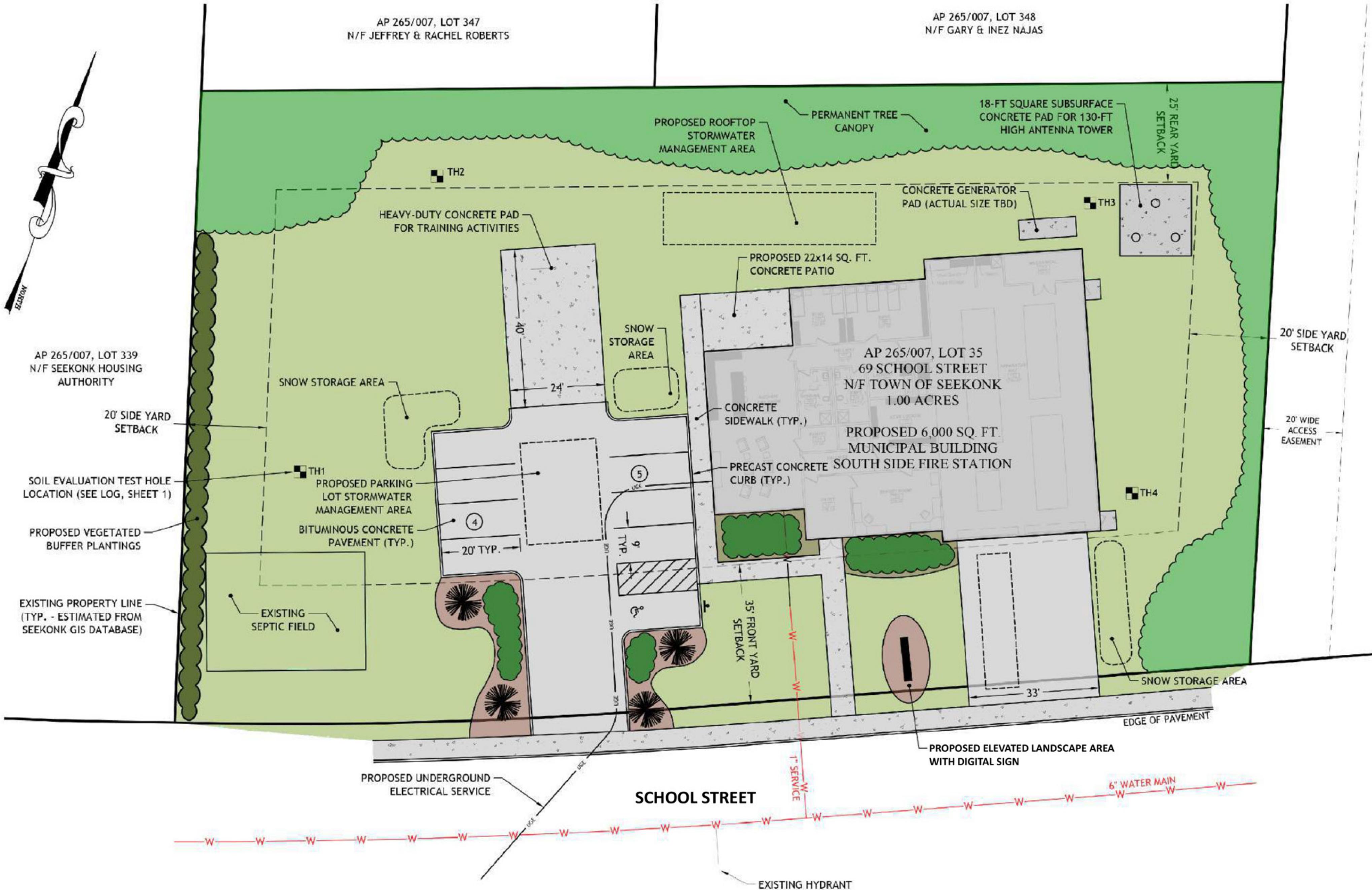
TGAS +



APPENDIX

AP 265/007, LOT 347
N/F JEFFREY & RACHEL ROBERTS

AP 265/007, LOT 348
N/F GARY & INEZ NAJAS

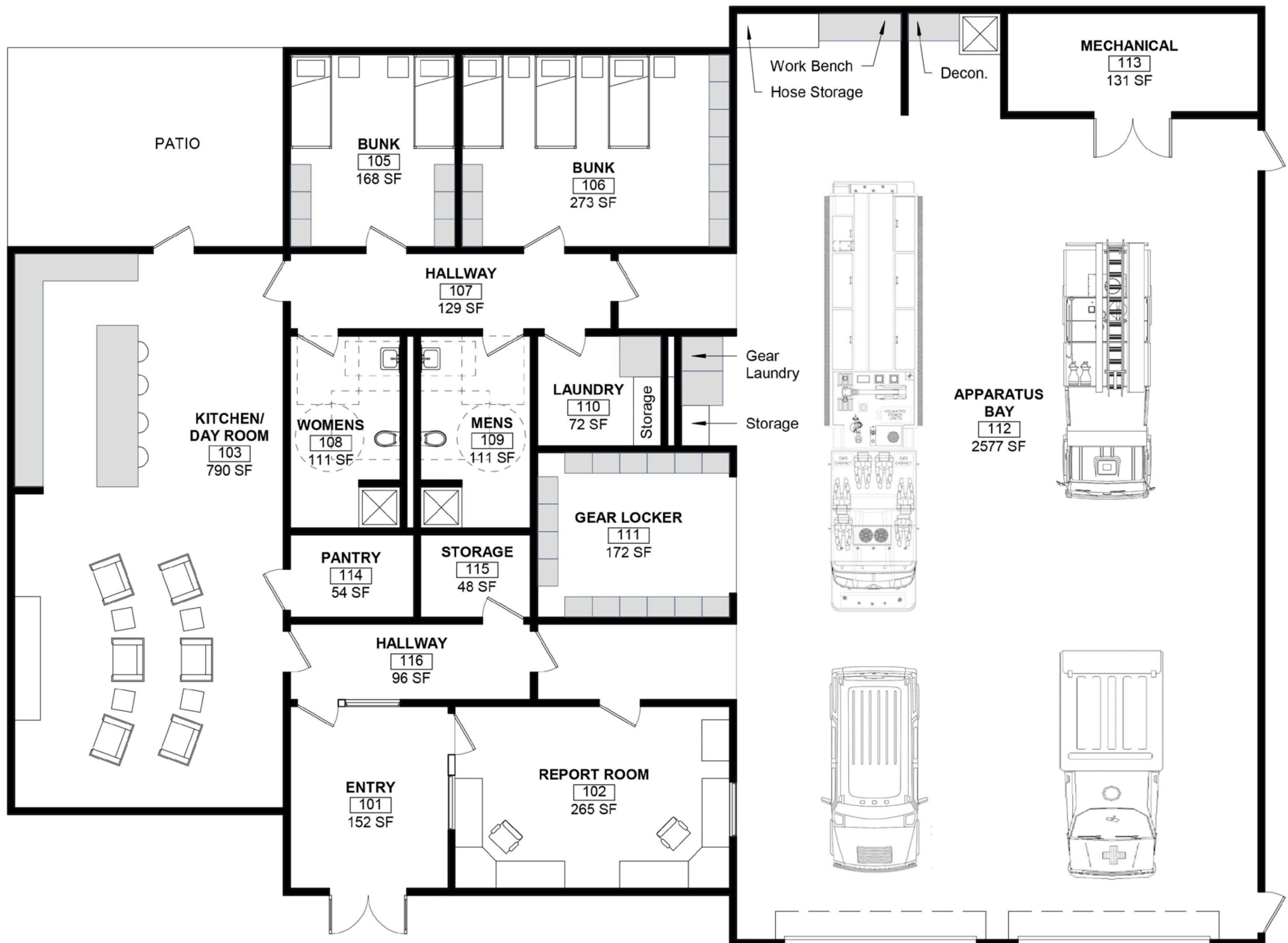


TGAS

FEASIBILITY STUDY

Site Plan





TGAS

FEASIBILITY STUDY

Floor Plan



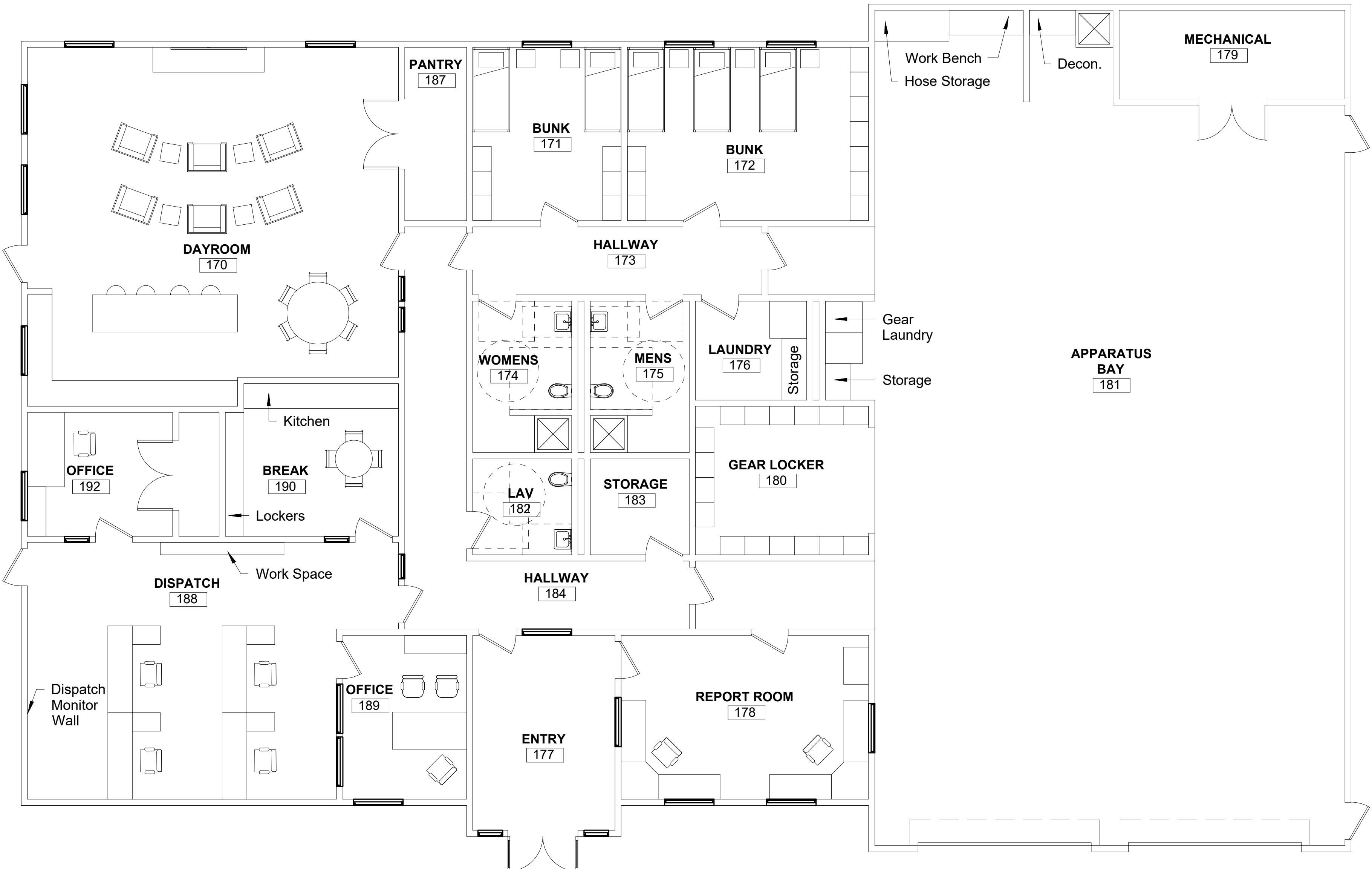


TGAS

FEASIBILITY STUDY

Rendering





TGAS +

