

*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:

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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*  
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- e. Independent 3<sup>rd</sup> Party Cost Estimator considering this is a smaller type project. And with the knowledge of the Architect, we probably don't need a 3<sup>rd</sup> 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

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**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%	\$ -
<b>Summary</b>	<b>\$ 240,000.00</b>	<b>\$ 4,000.00</b>	<b>\$ 9,000.00</b>	<b>4%</b>	<b>\$ 5,000.00</b>

**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



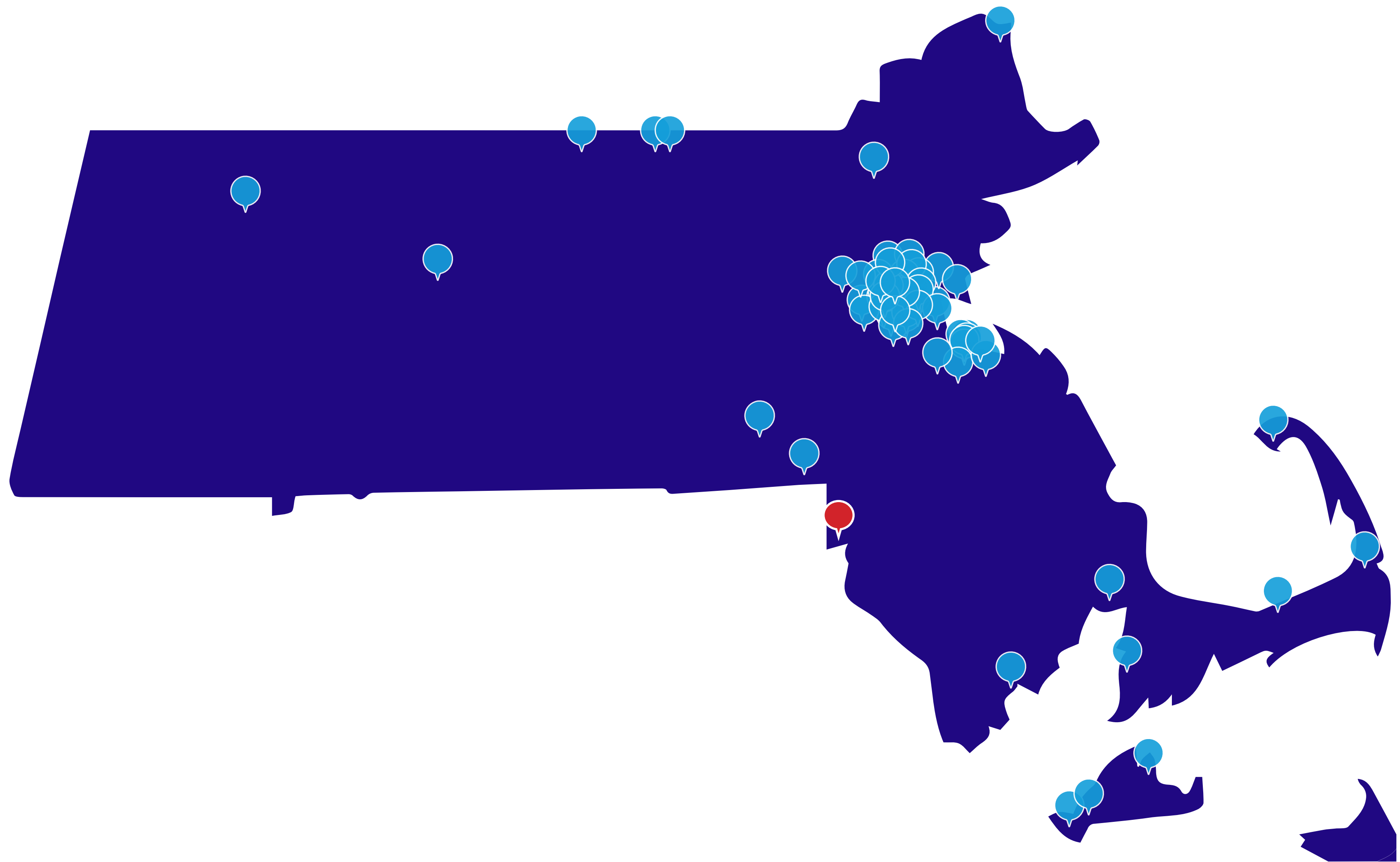
## TOWN OF SEEKONK **NEW FIRE STATION**

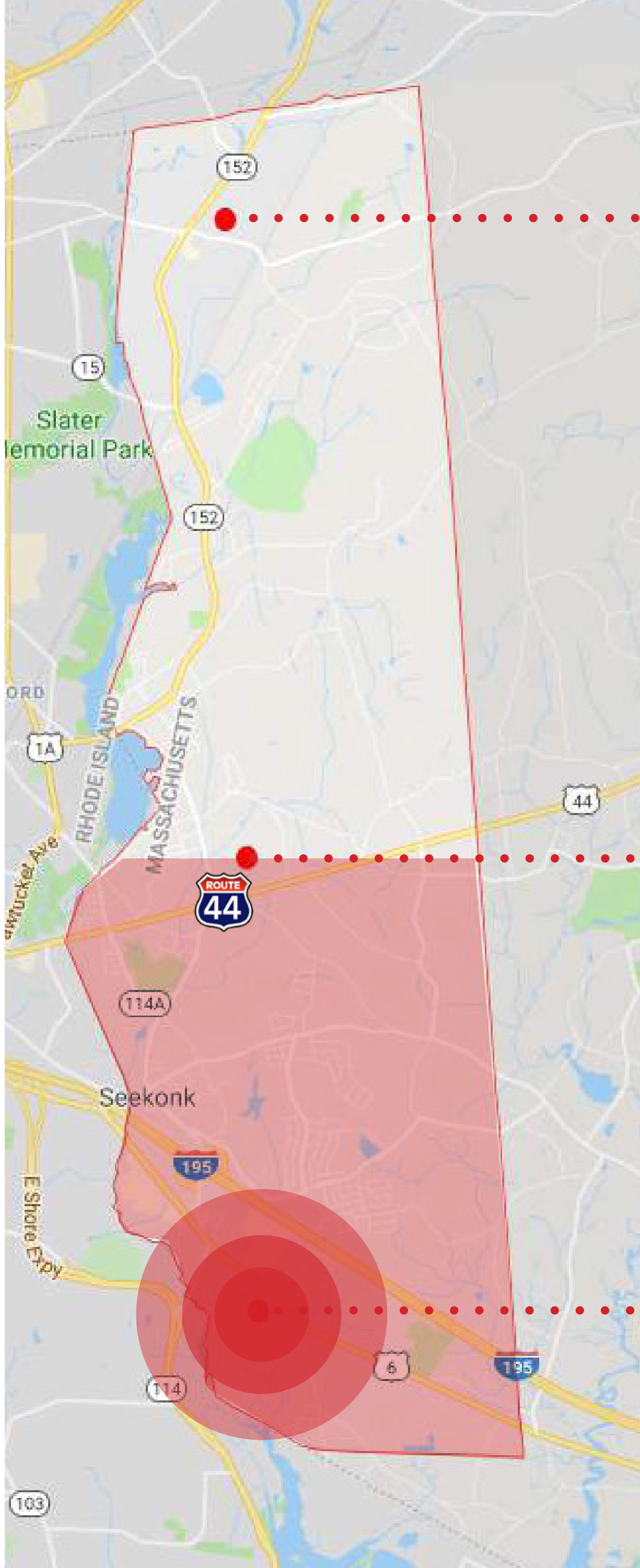
June 9th, 2022

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

P: (617) 576-2500  
[galantearchitecture.com](http://galantearchitecture.com)



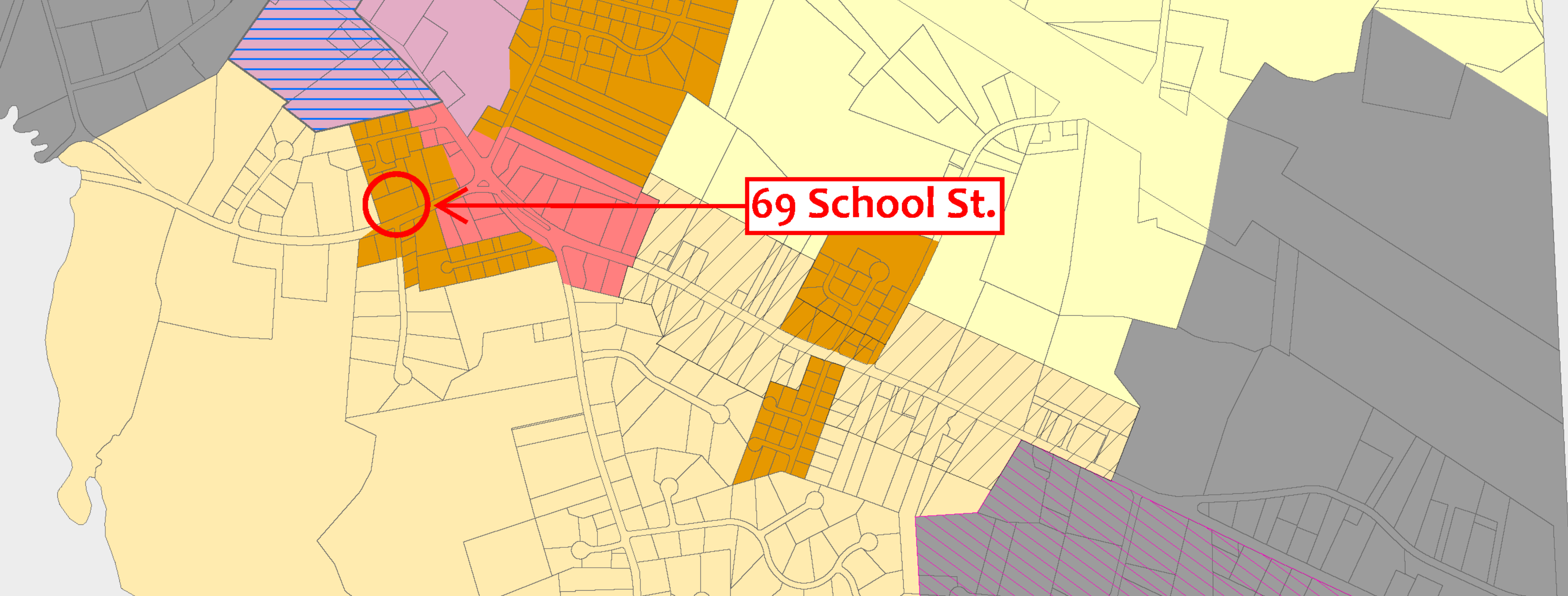




Banna Fire Station

Headquarters

Proposed South End Station



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









TGAS

69 SCHOOL STREET

Site











TGAS

69 SCHOOL STREET

Site











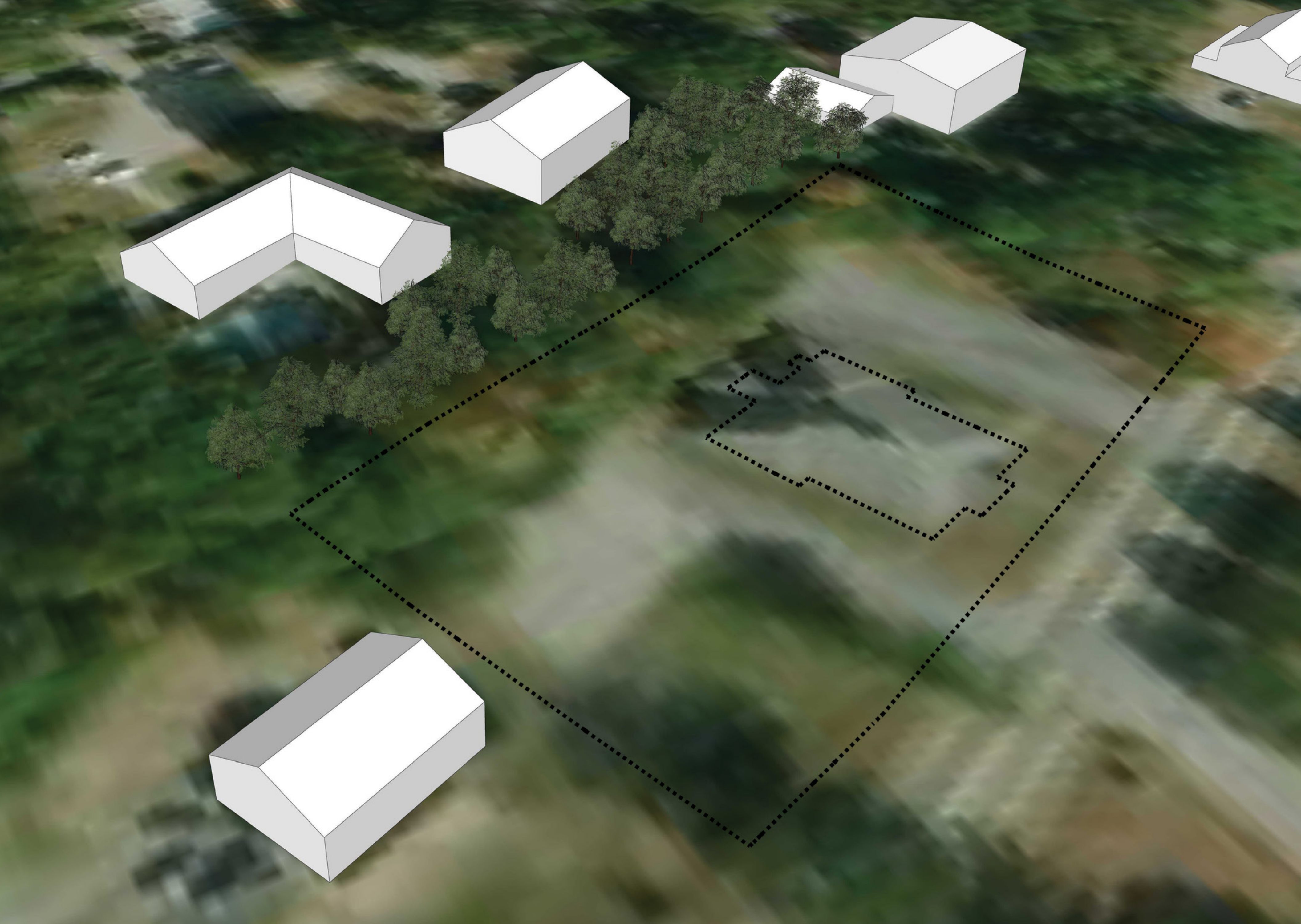
TGAS

69 SCHOOL STREET

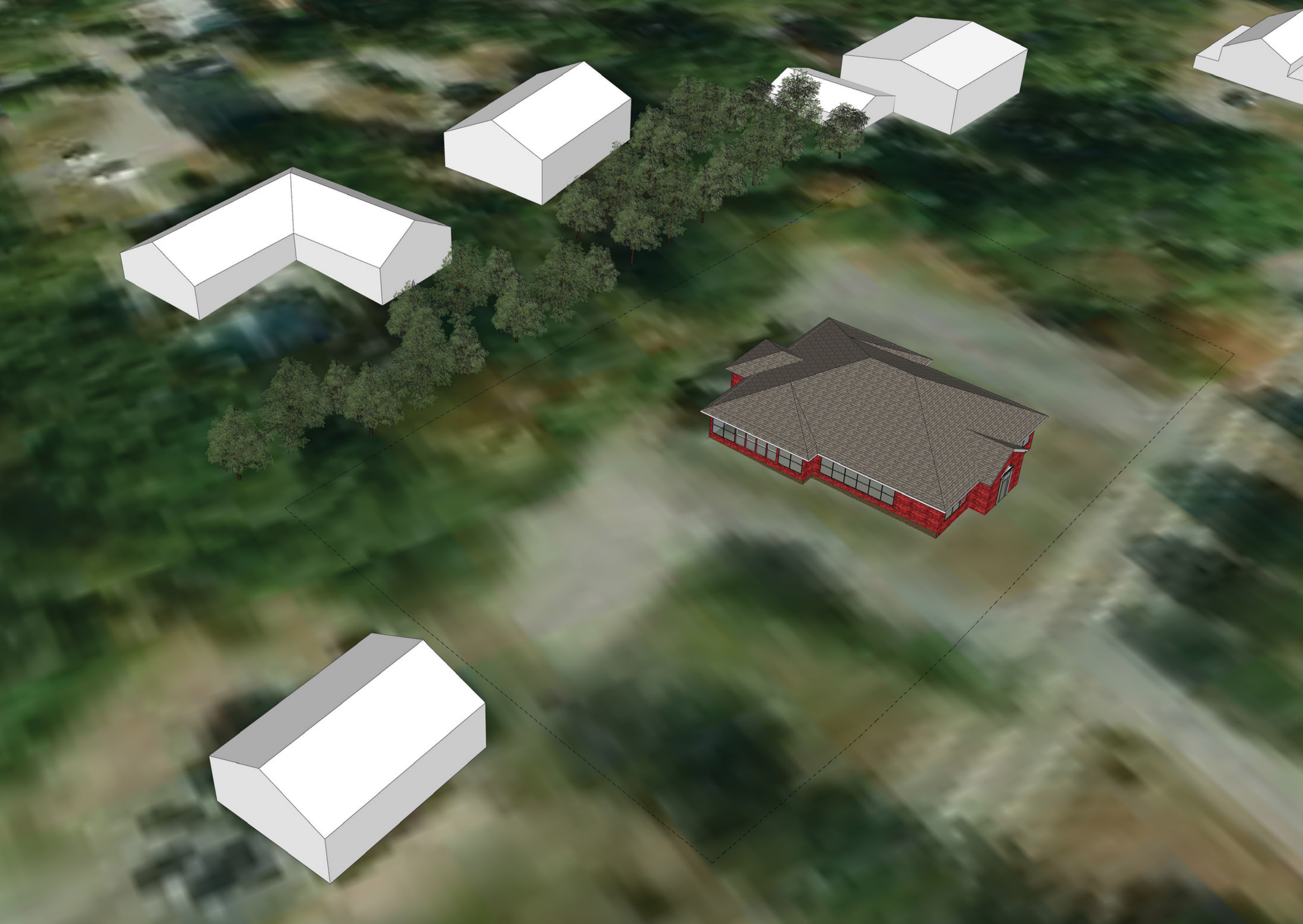
Building Removed









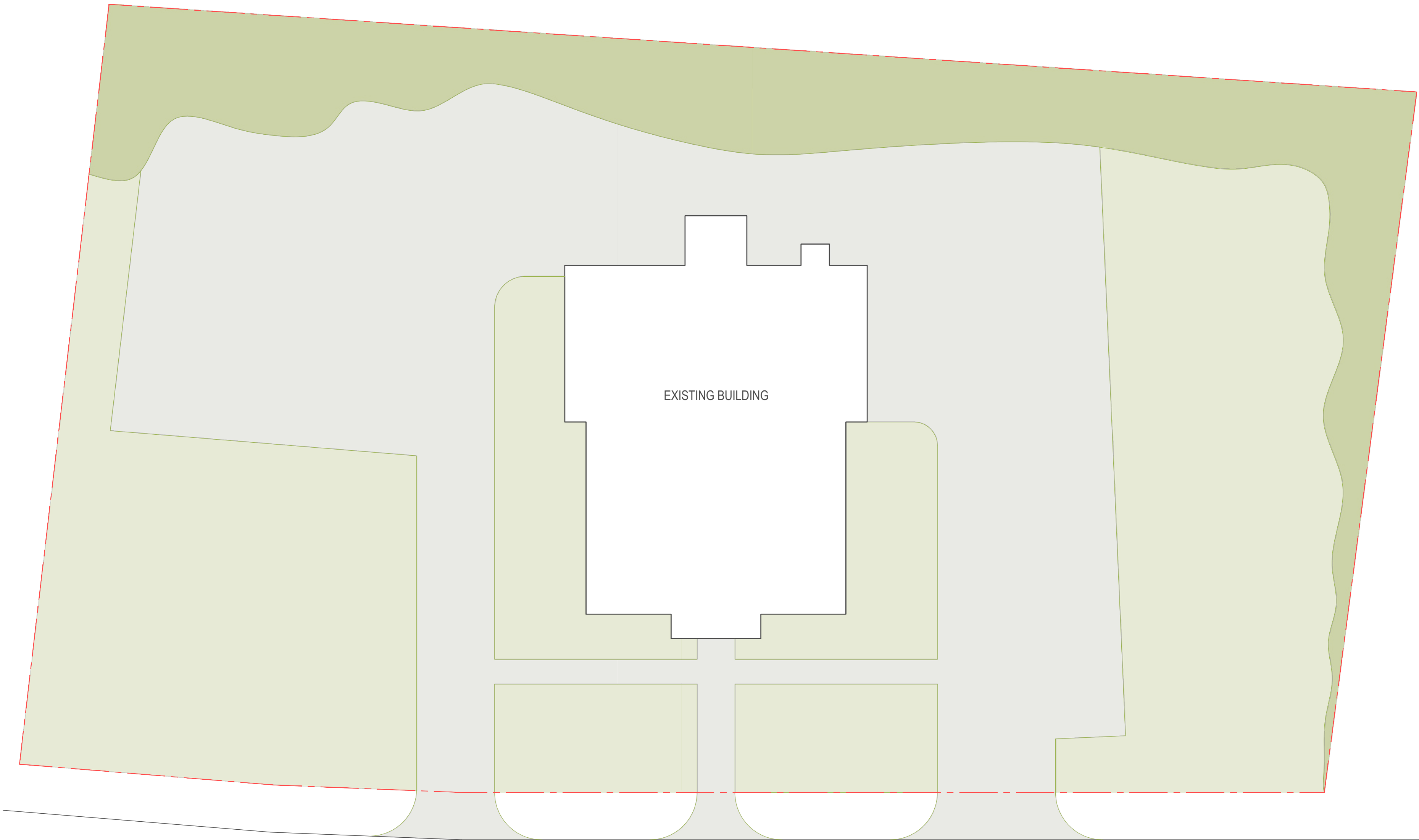
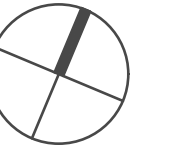




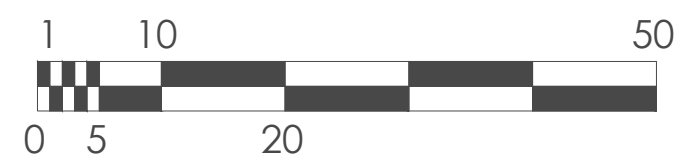




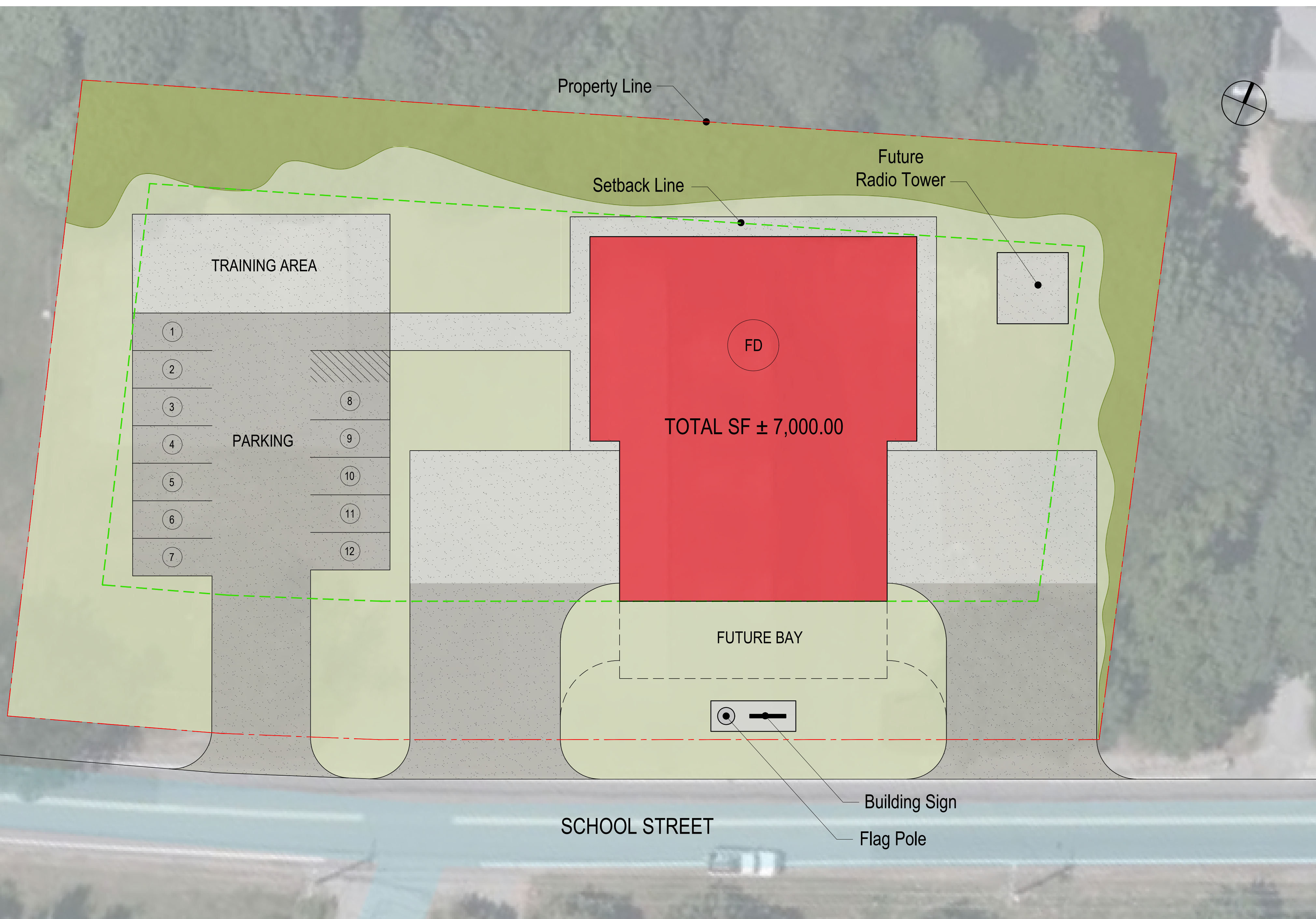
# ONE STORY OPTION

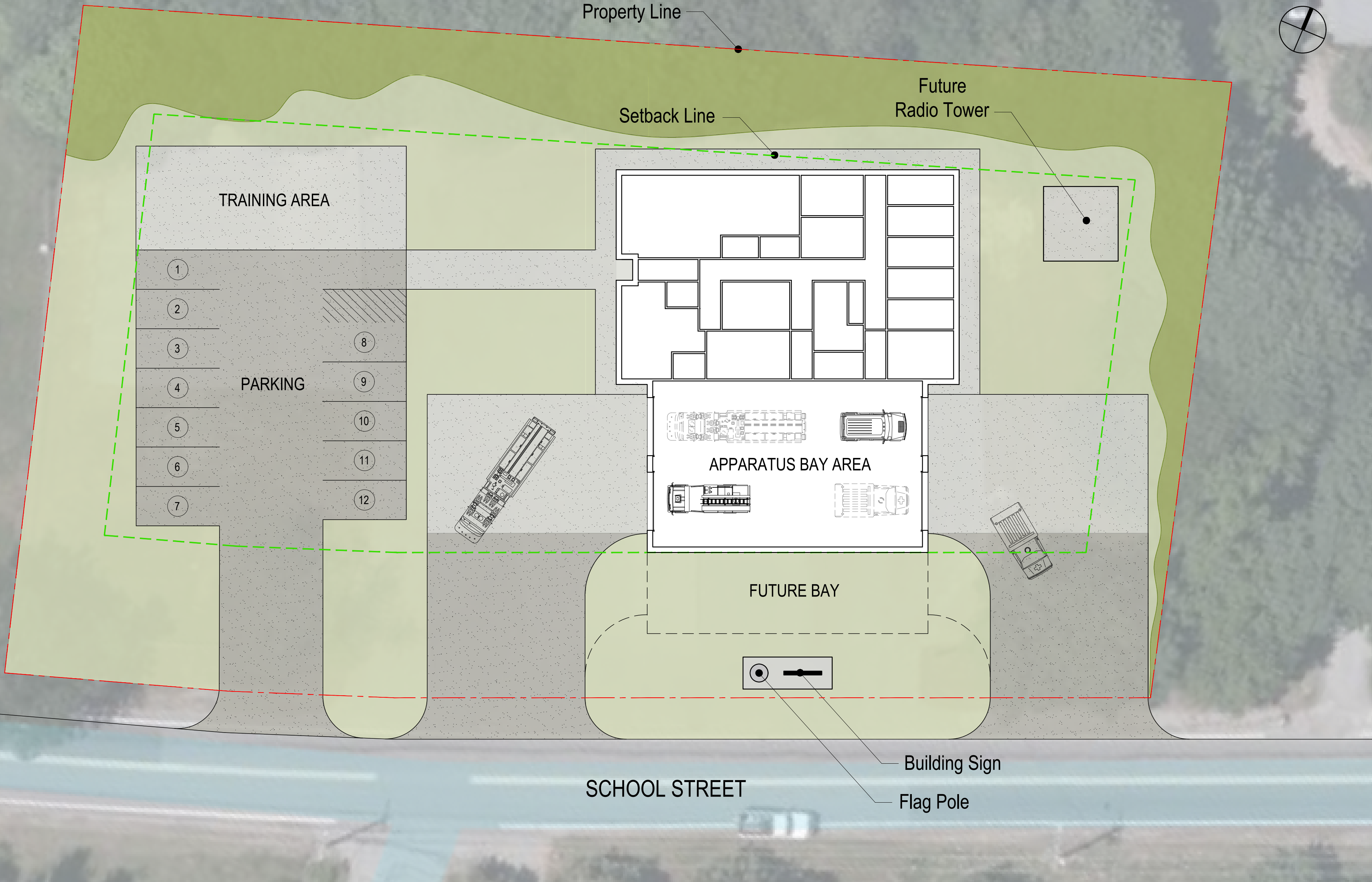


SCHOOL STREET

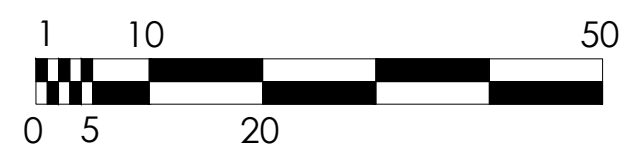
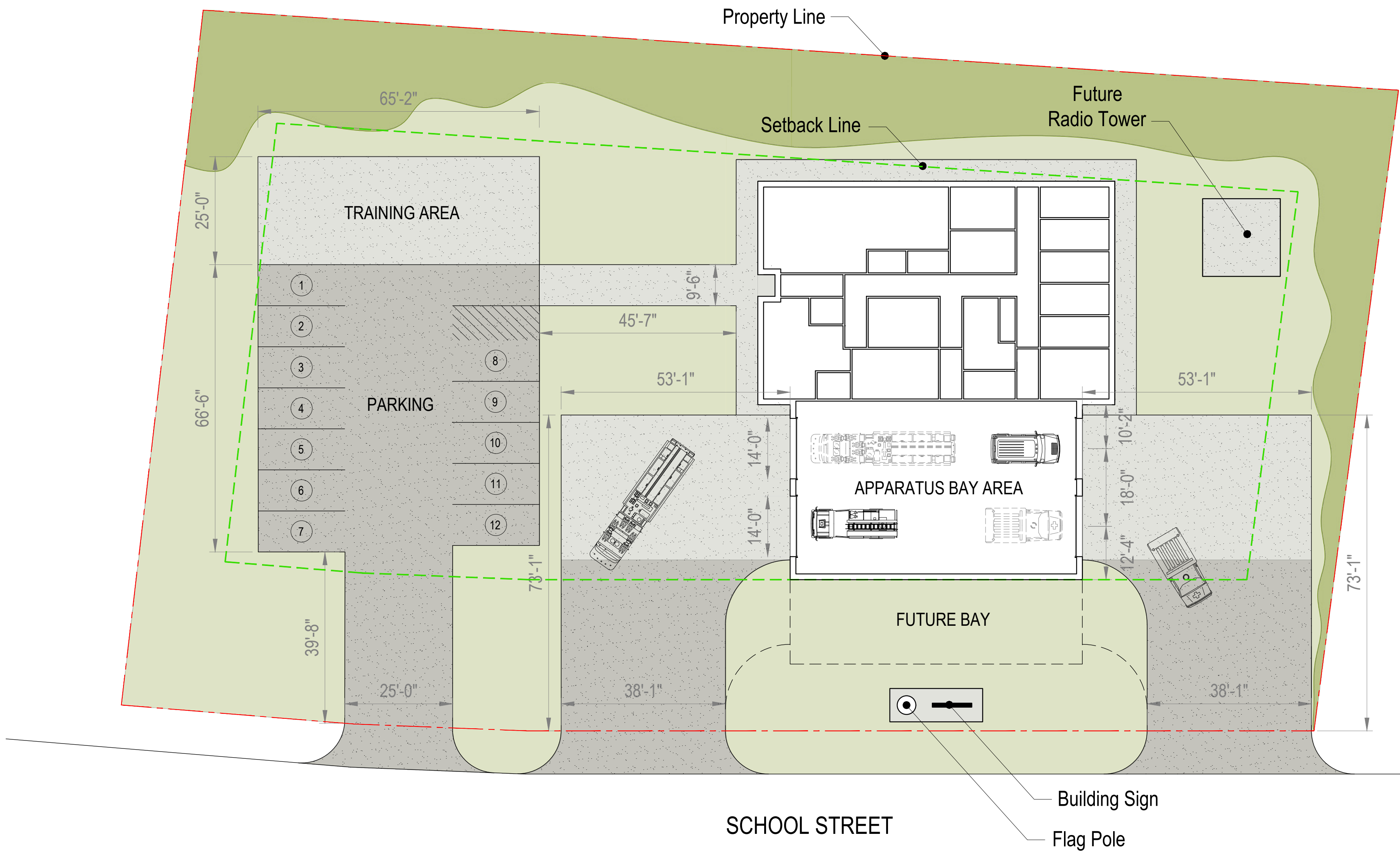
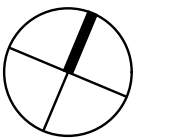


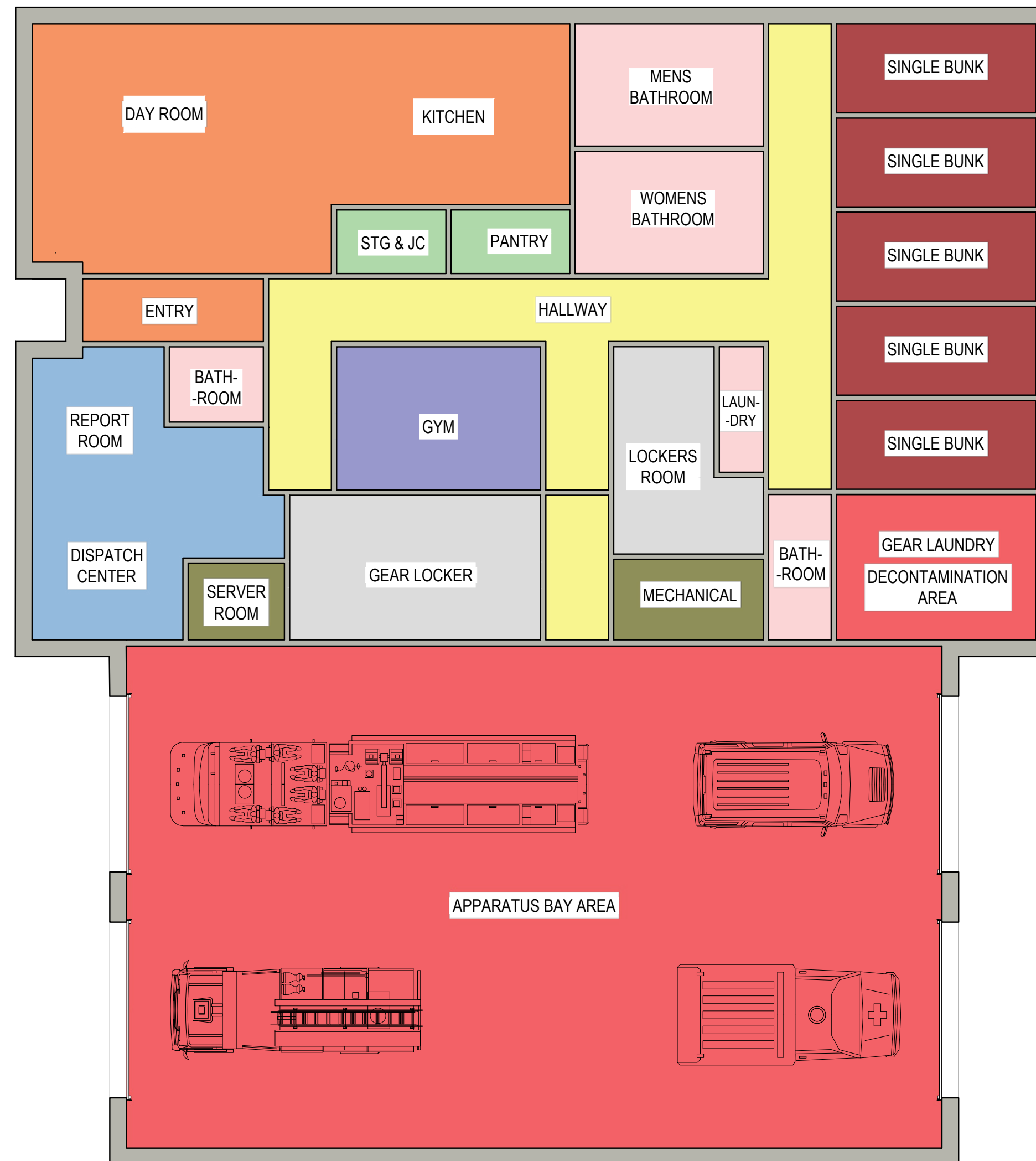
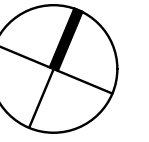




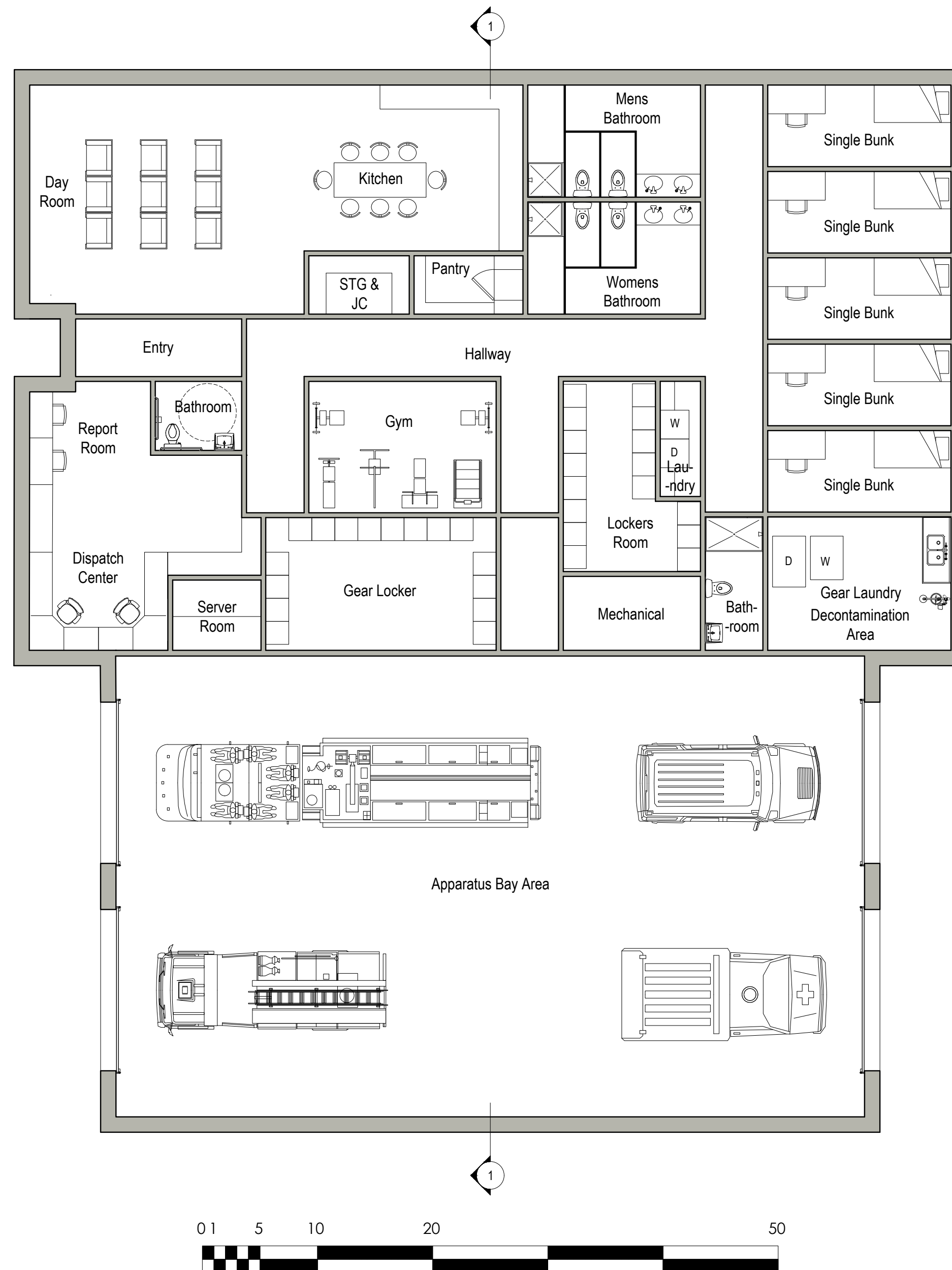


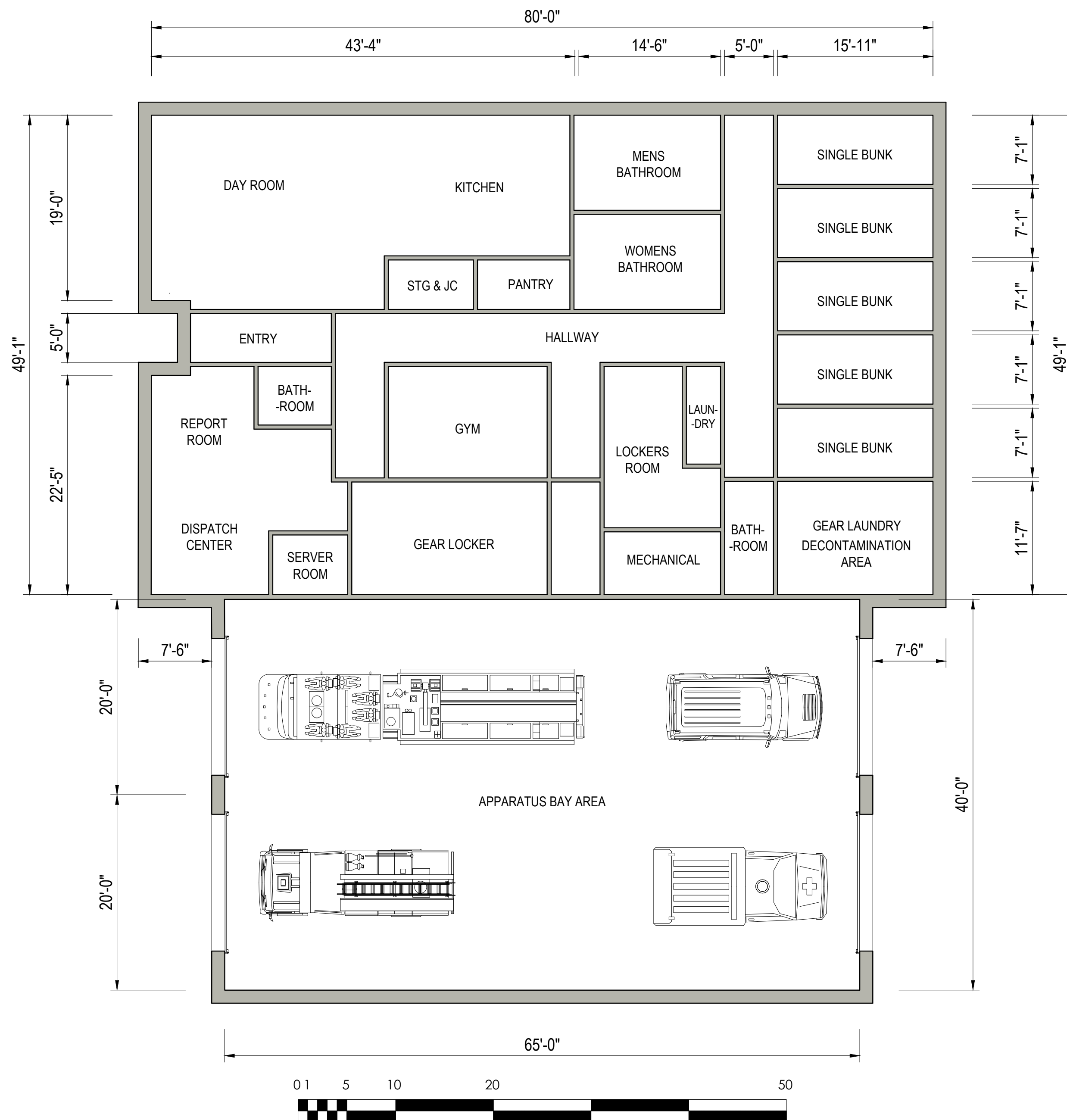




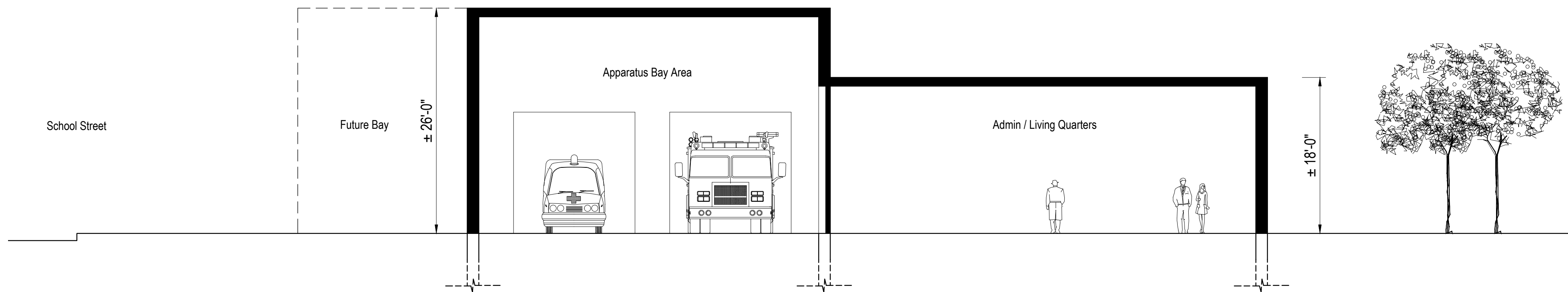


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|------------------|--------------|
| Fire Suppression | Storage      |
| Circulation      | Utilities    |
| Lockers          | Common Areas |
| Offices          | Bunkrooms    |
| Rest./Laundry/JC | Fitness      |

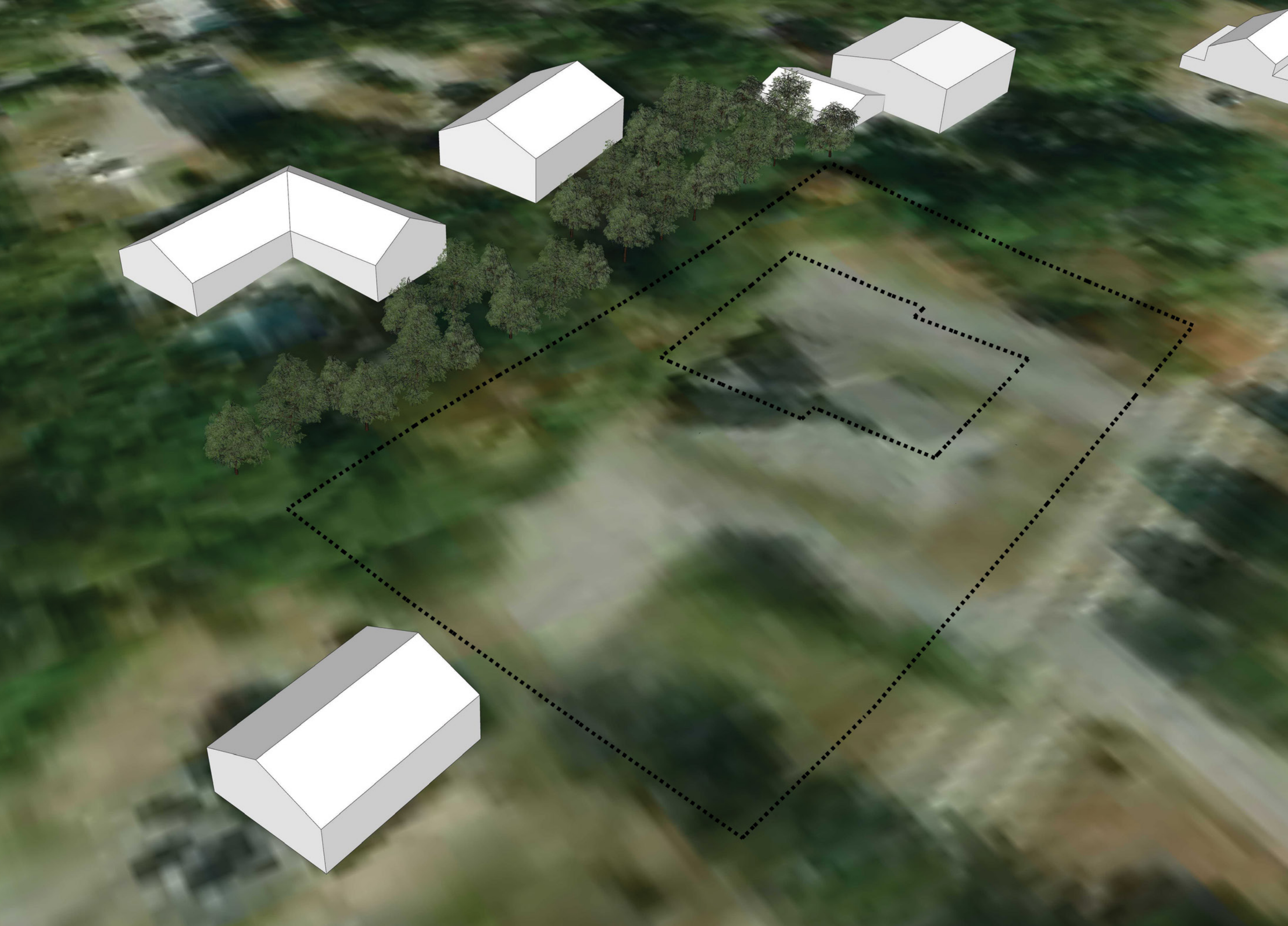




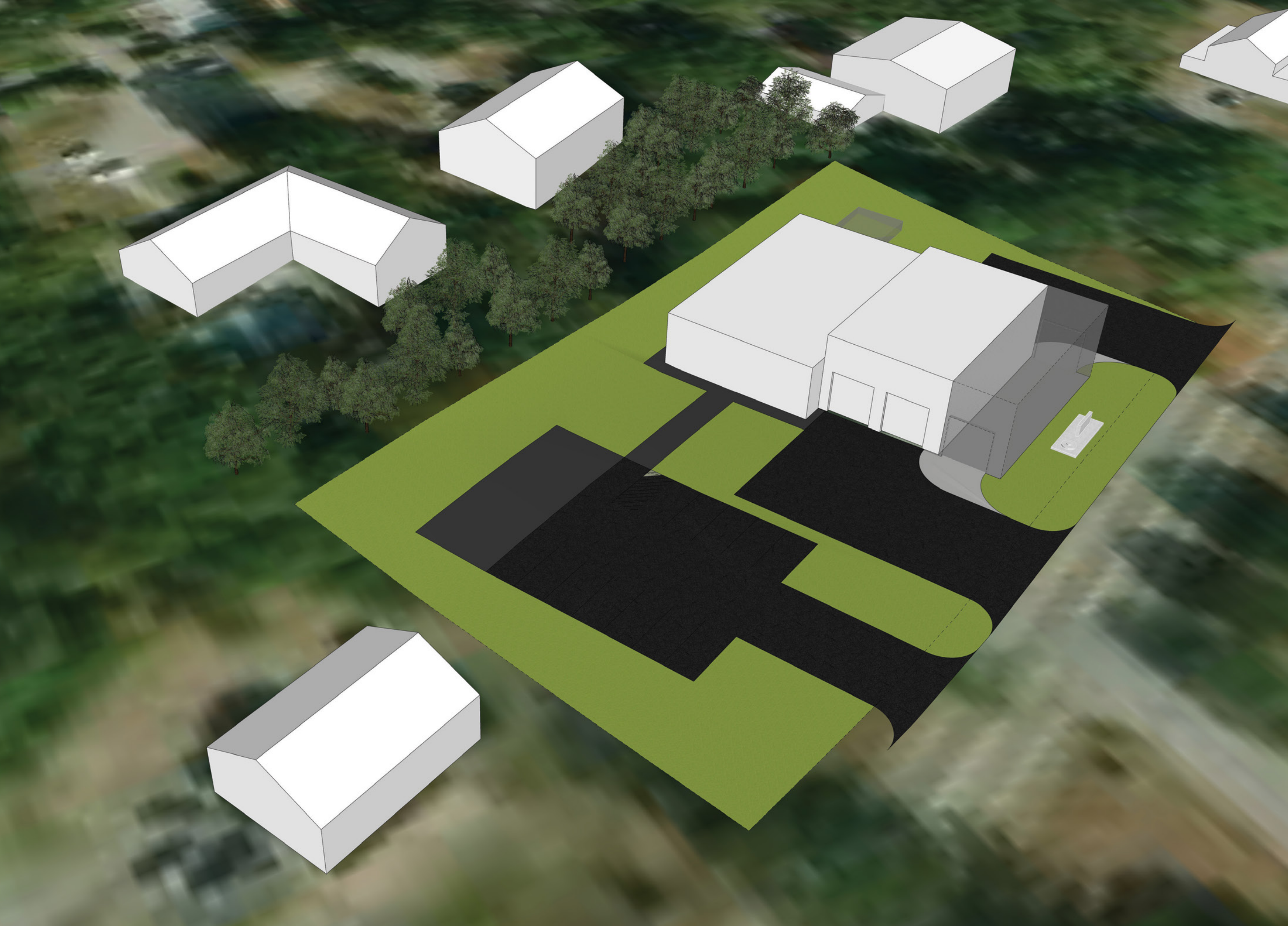




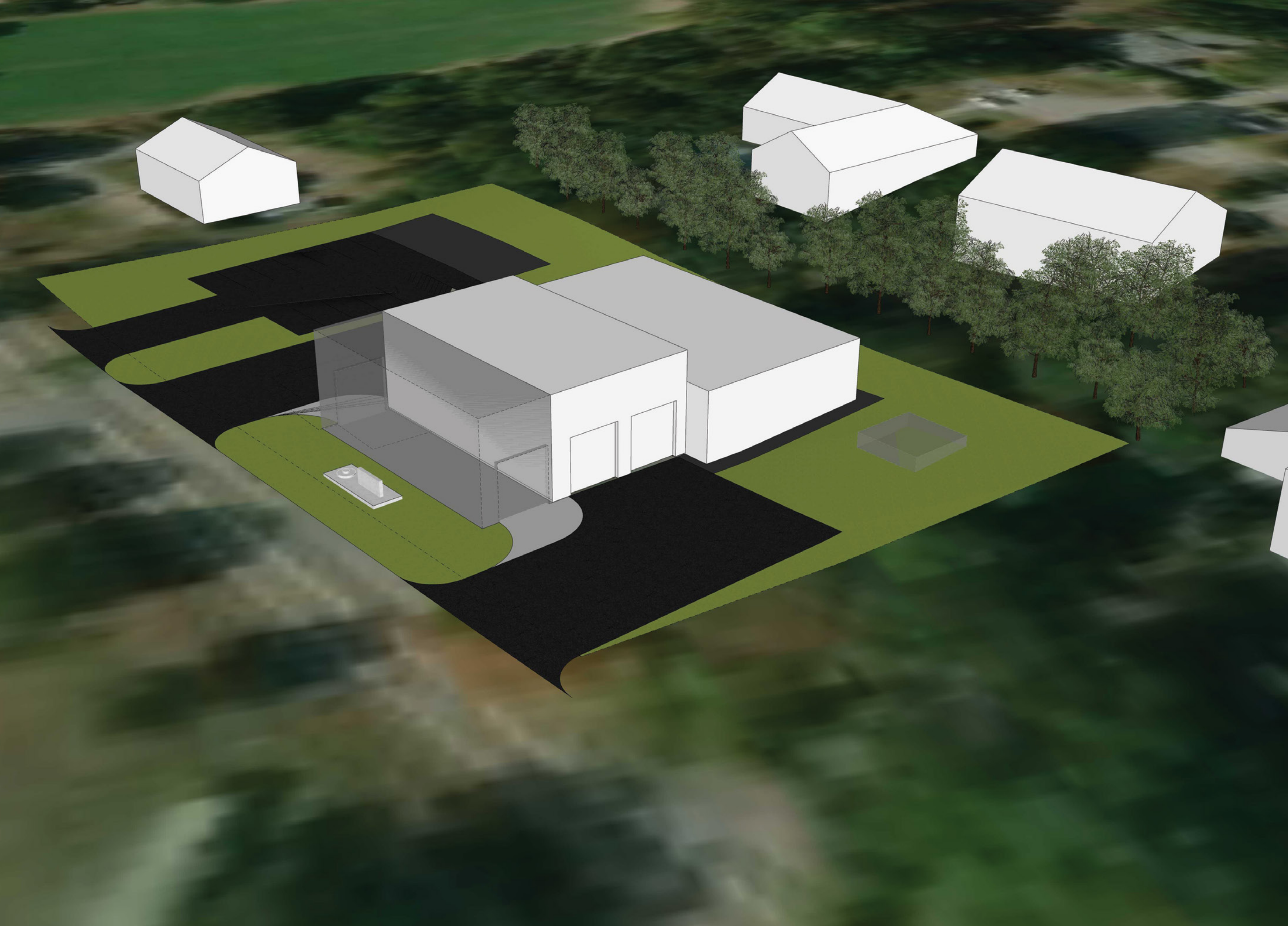










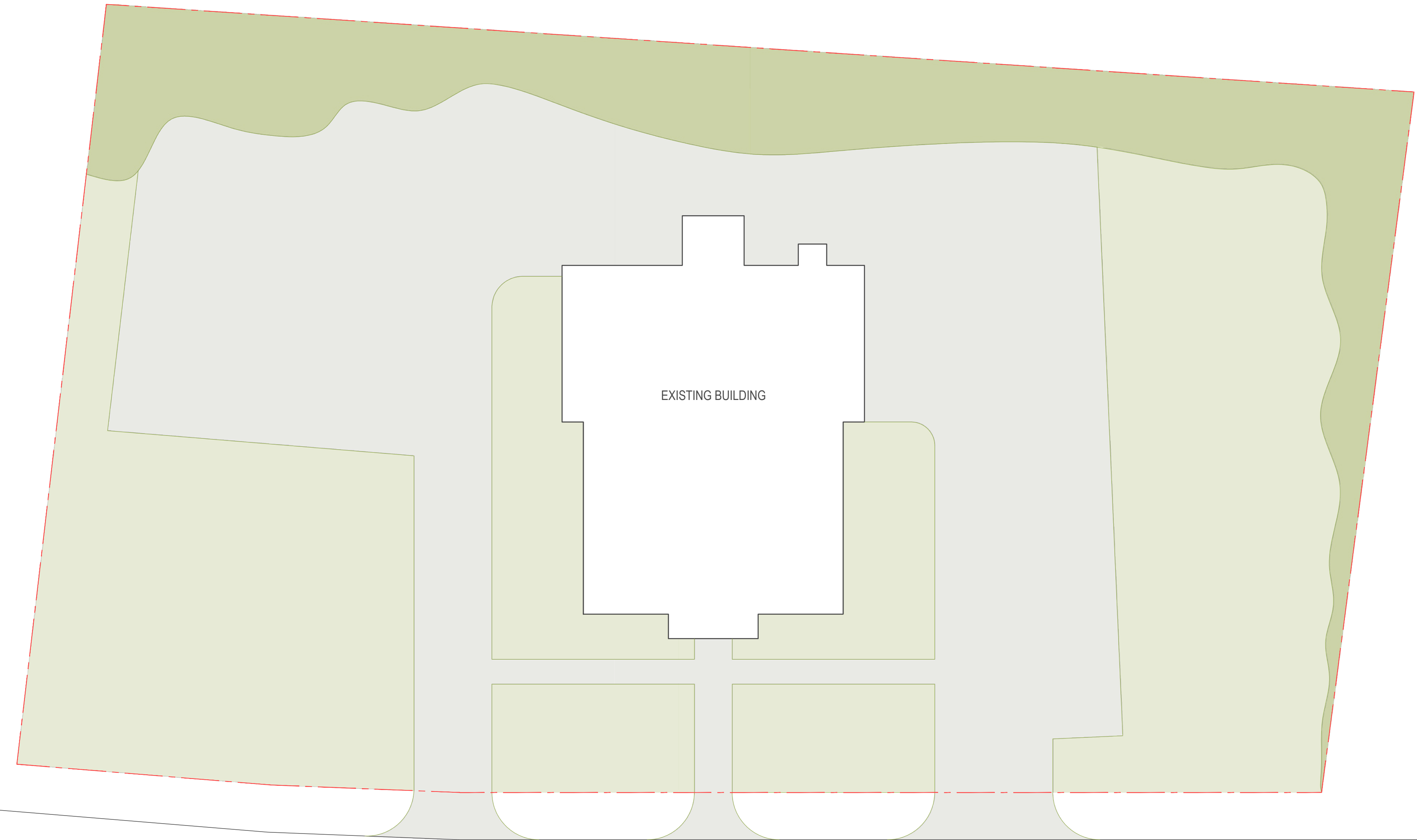
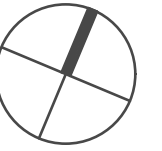




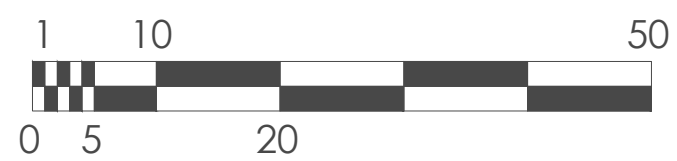
An aerial photograph of a suburban neighborhood. A large, dense wooded area occupies the center of the frame. Surrounding the woods are various residential properties, including houses and a large two-story house with a light-colored roof. A road or driveway runs through the lower part of the image. The overall scene is a typical suburban landscape with greenery and residential development.

# TWO STORY OPTION

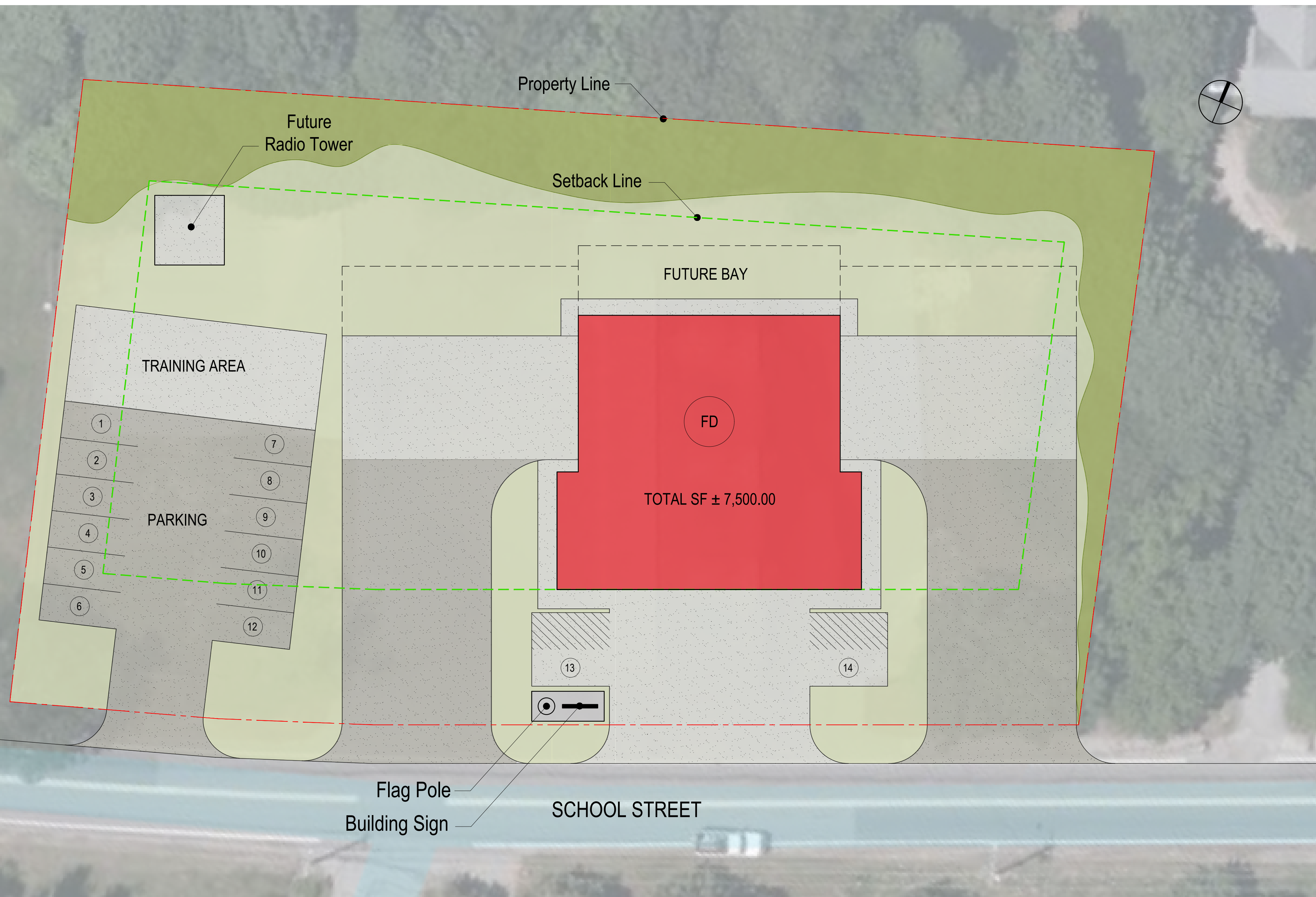




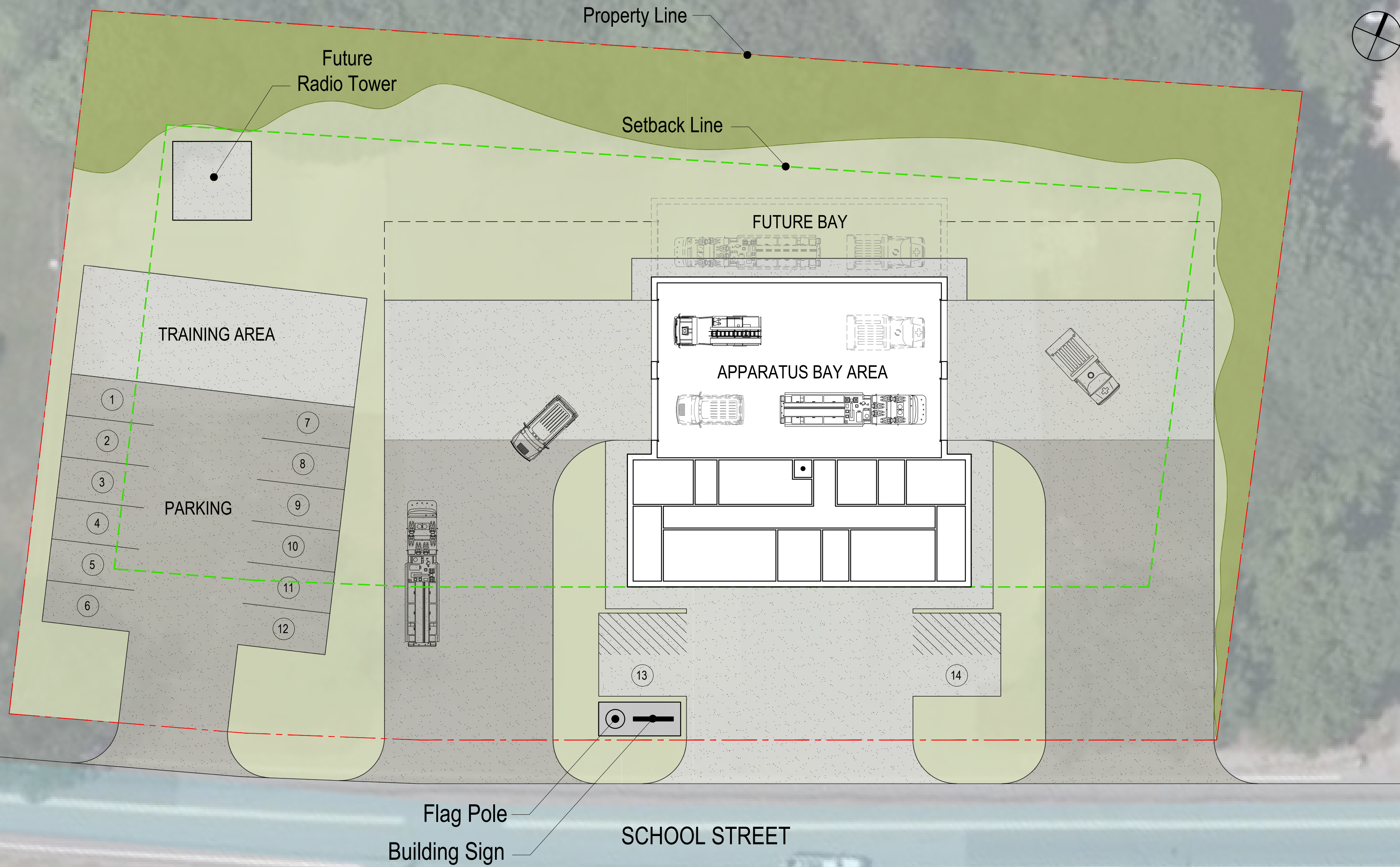
SCHOOL STREET



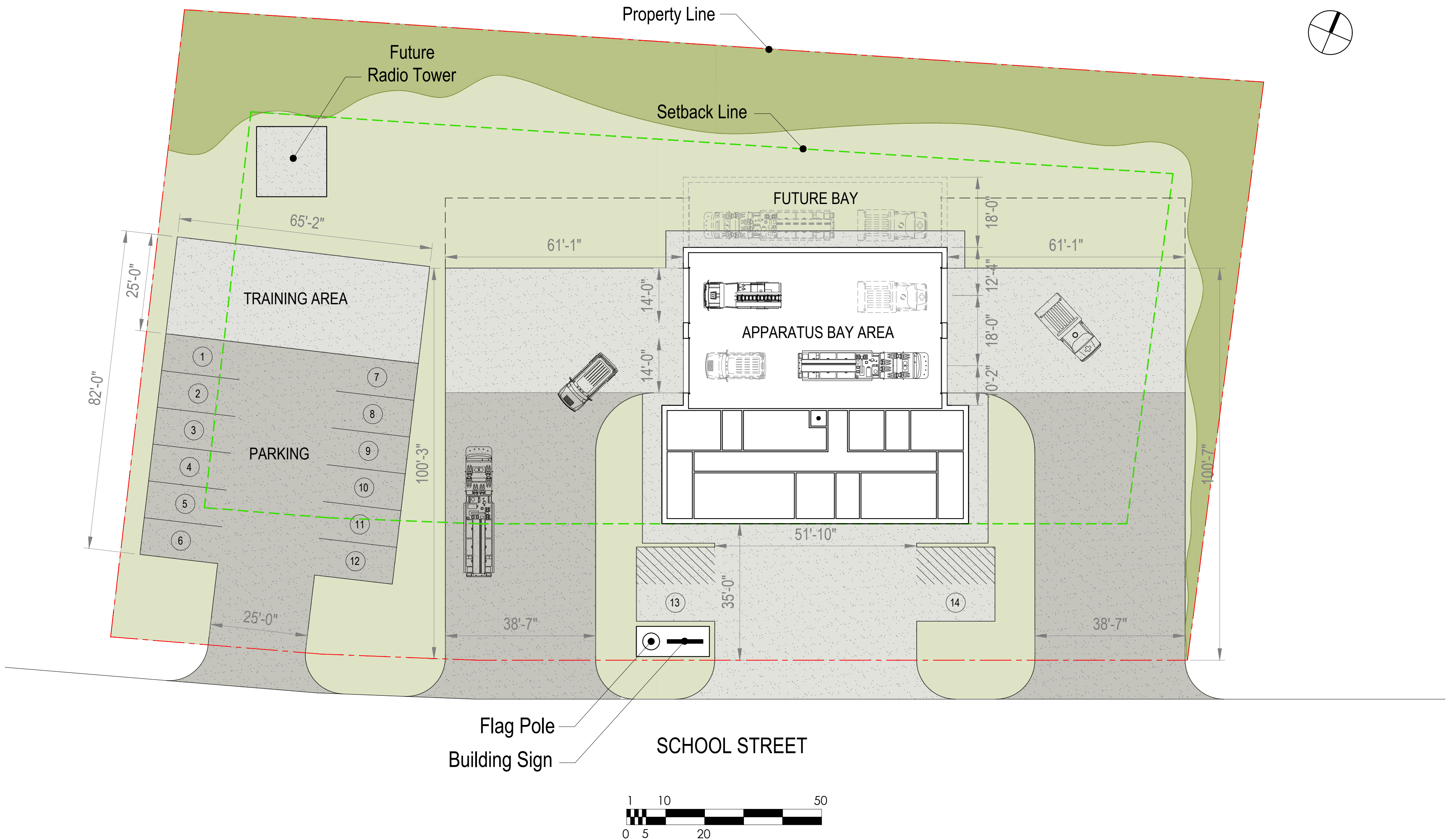




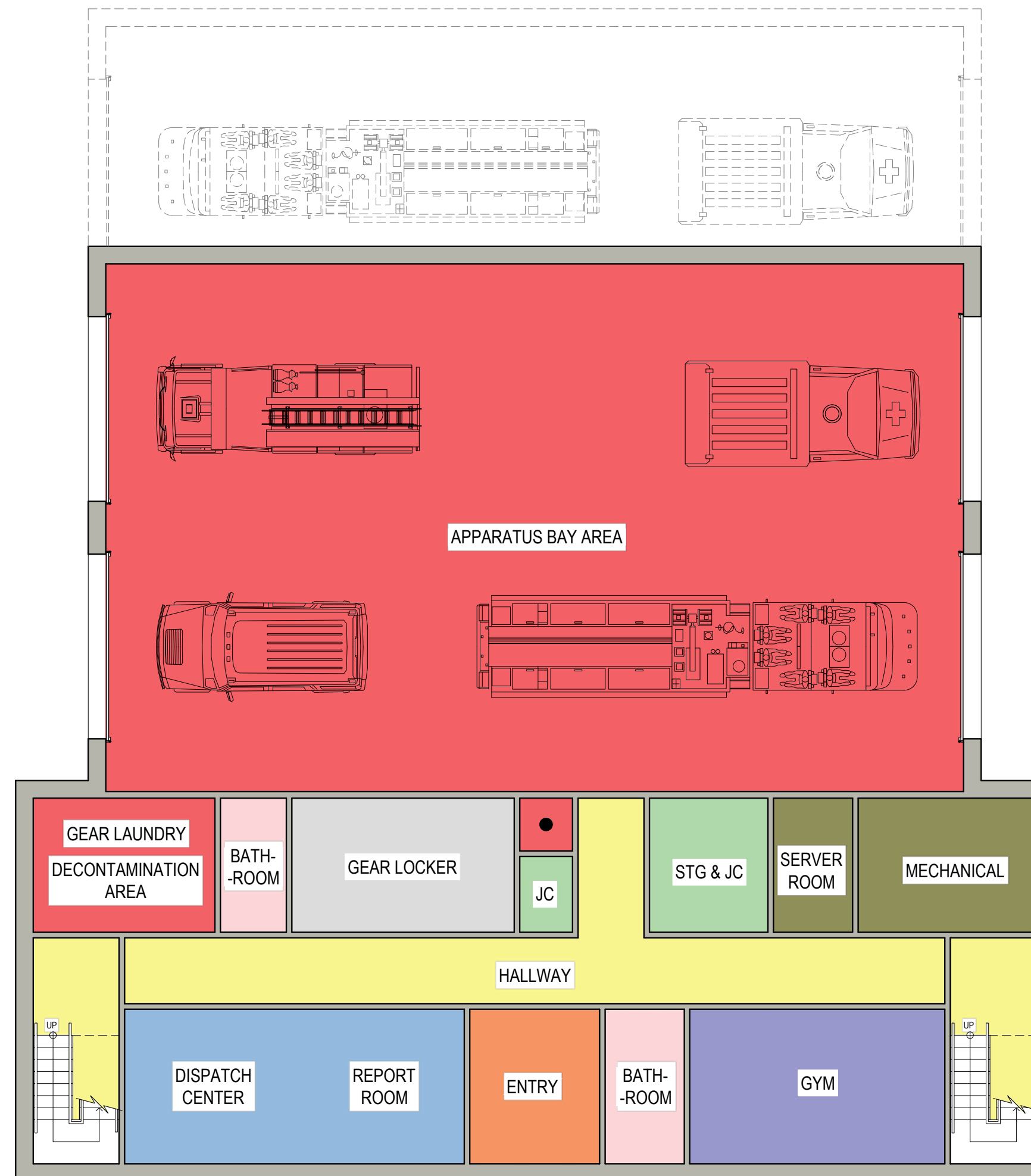




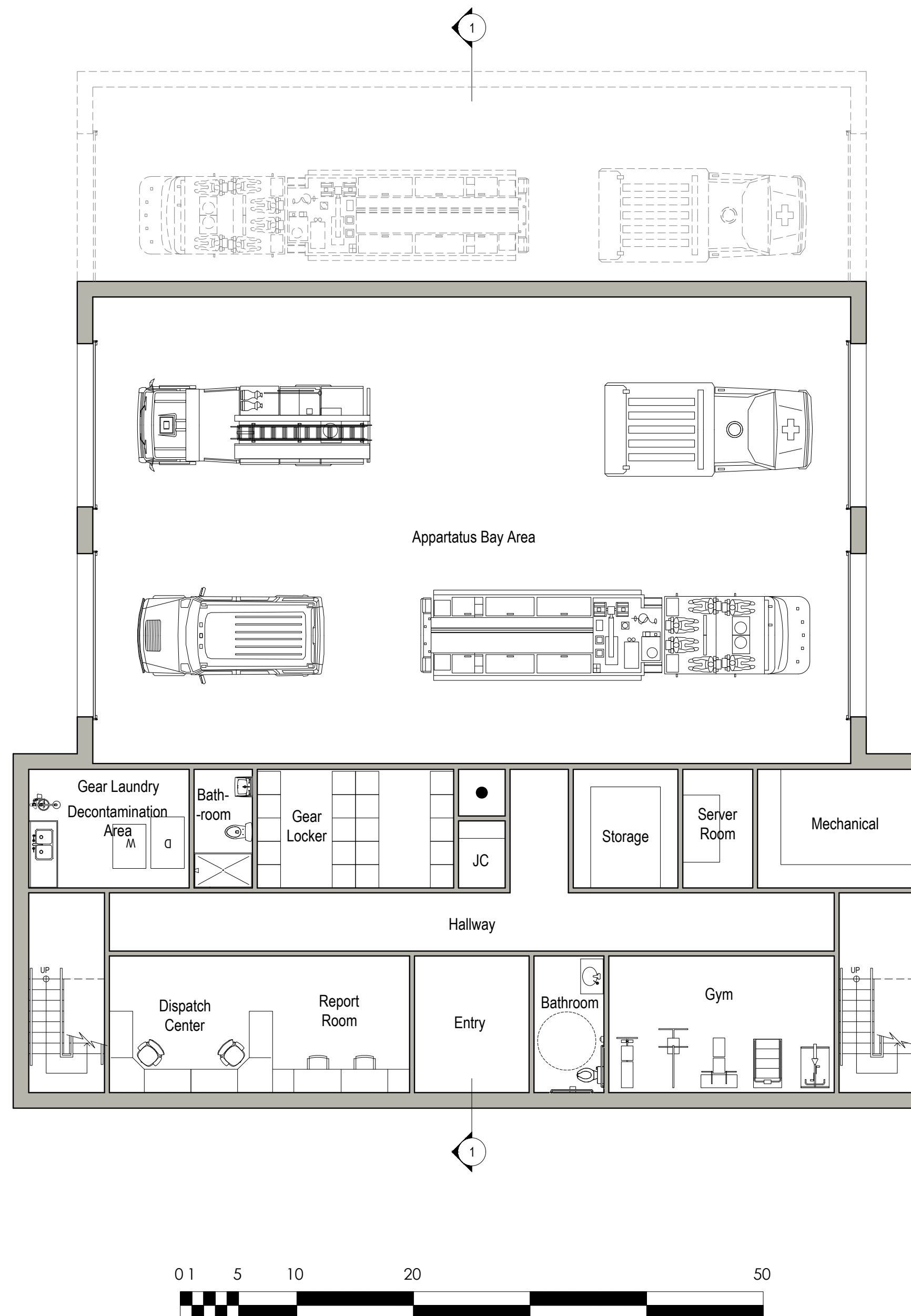




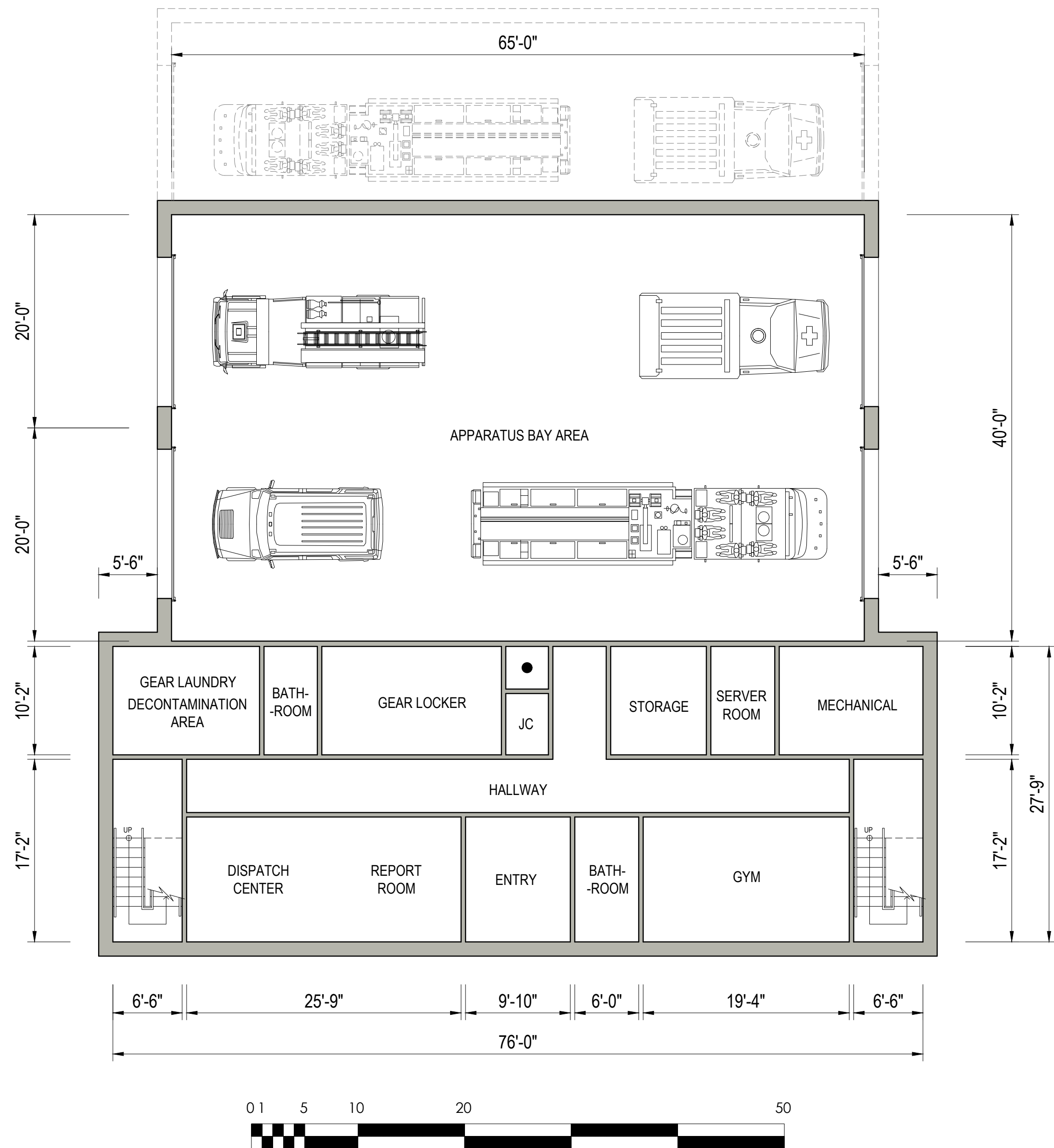




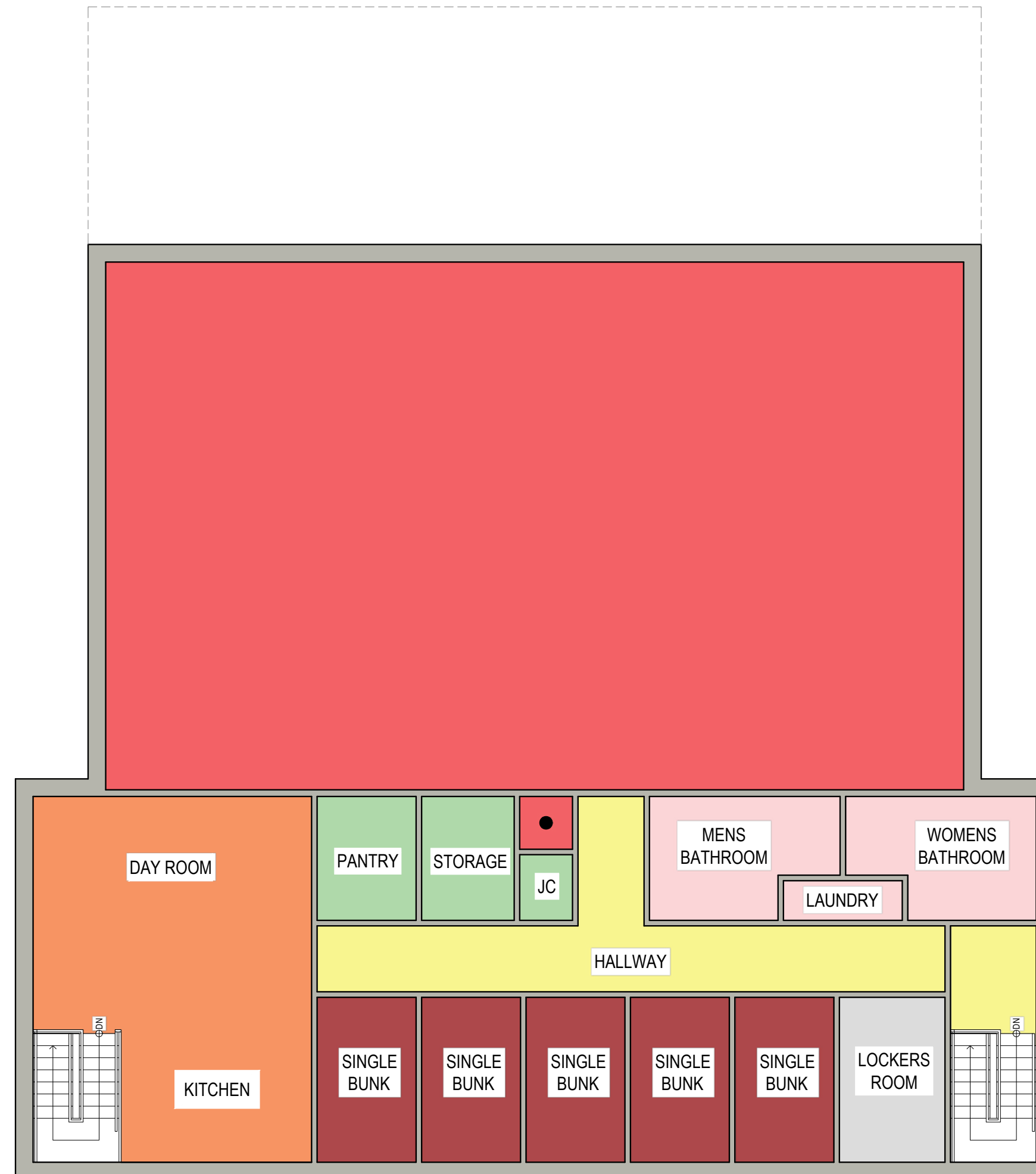
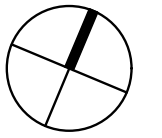












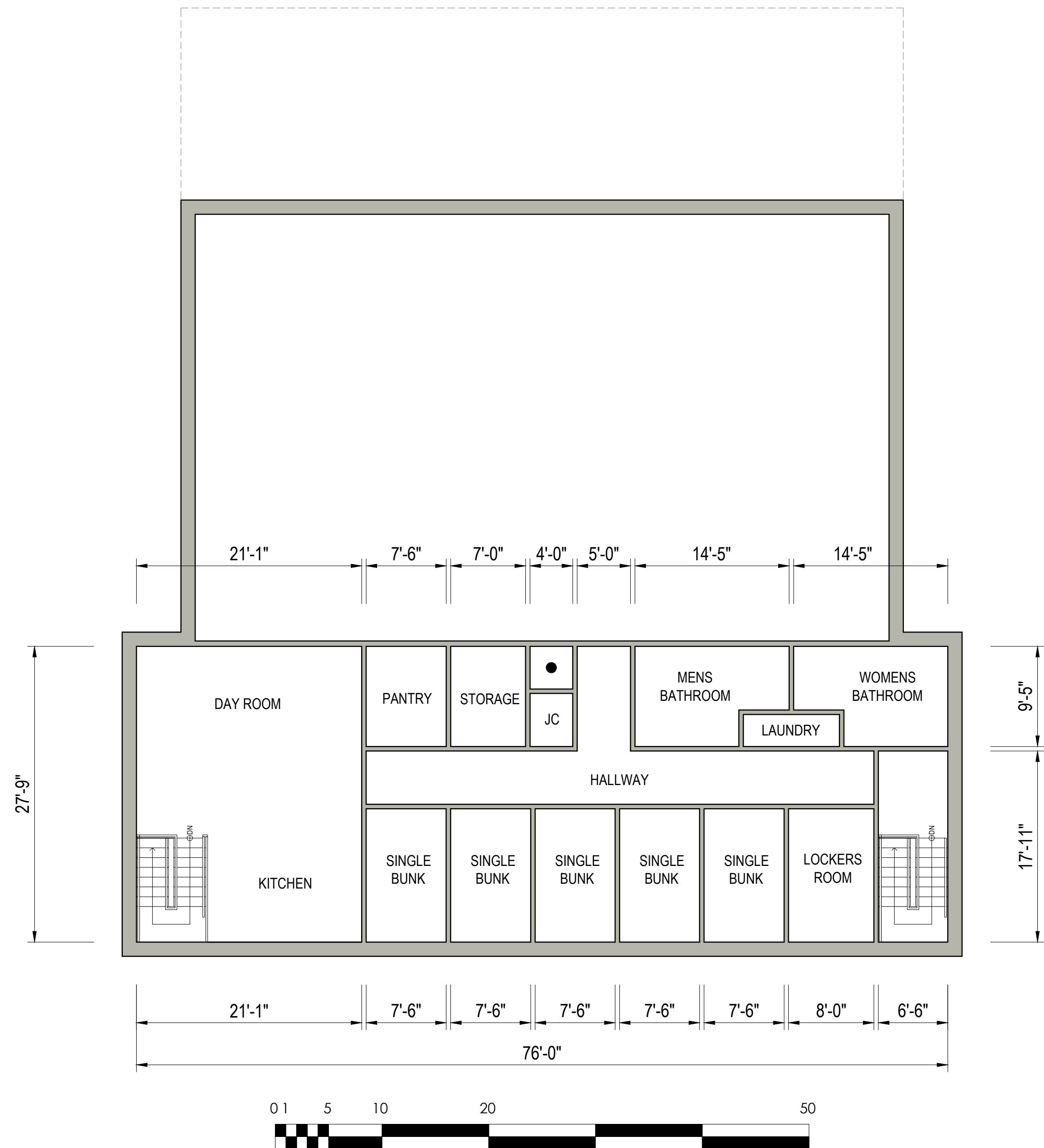
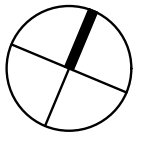
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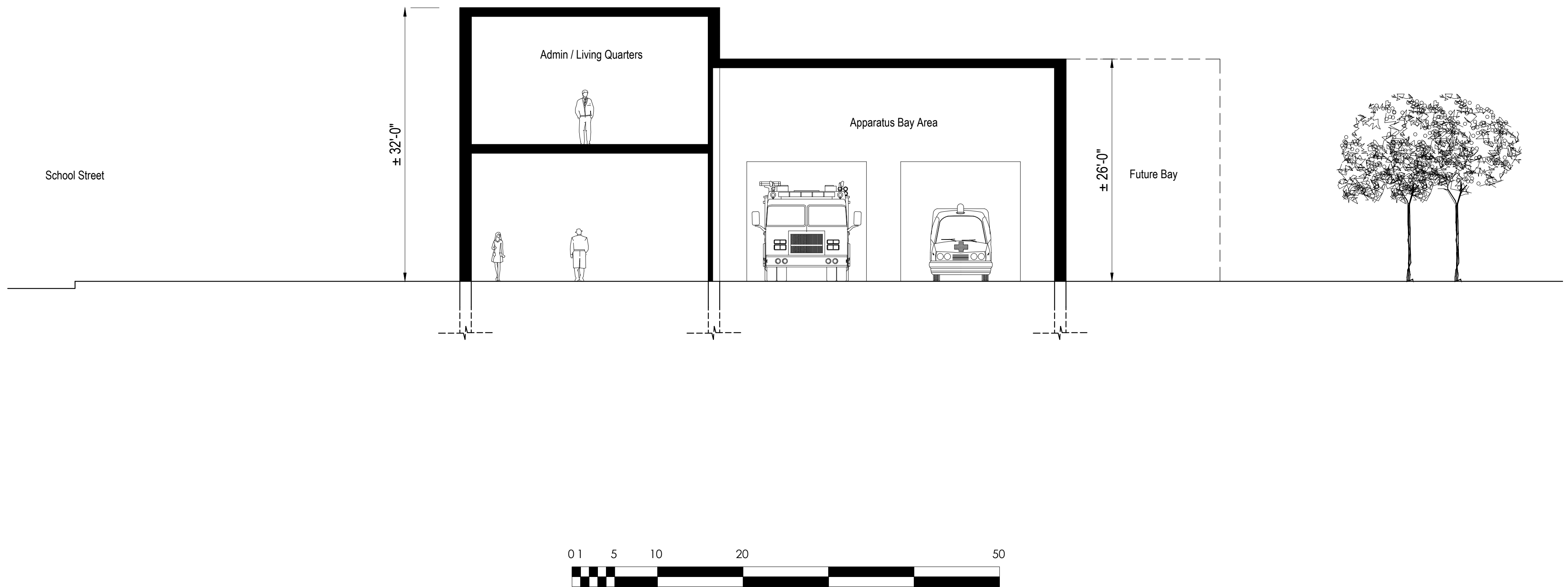




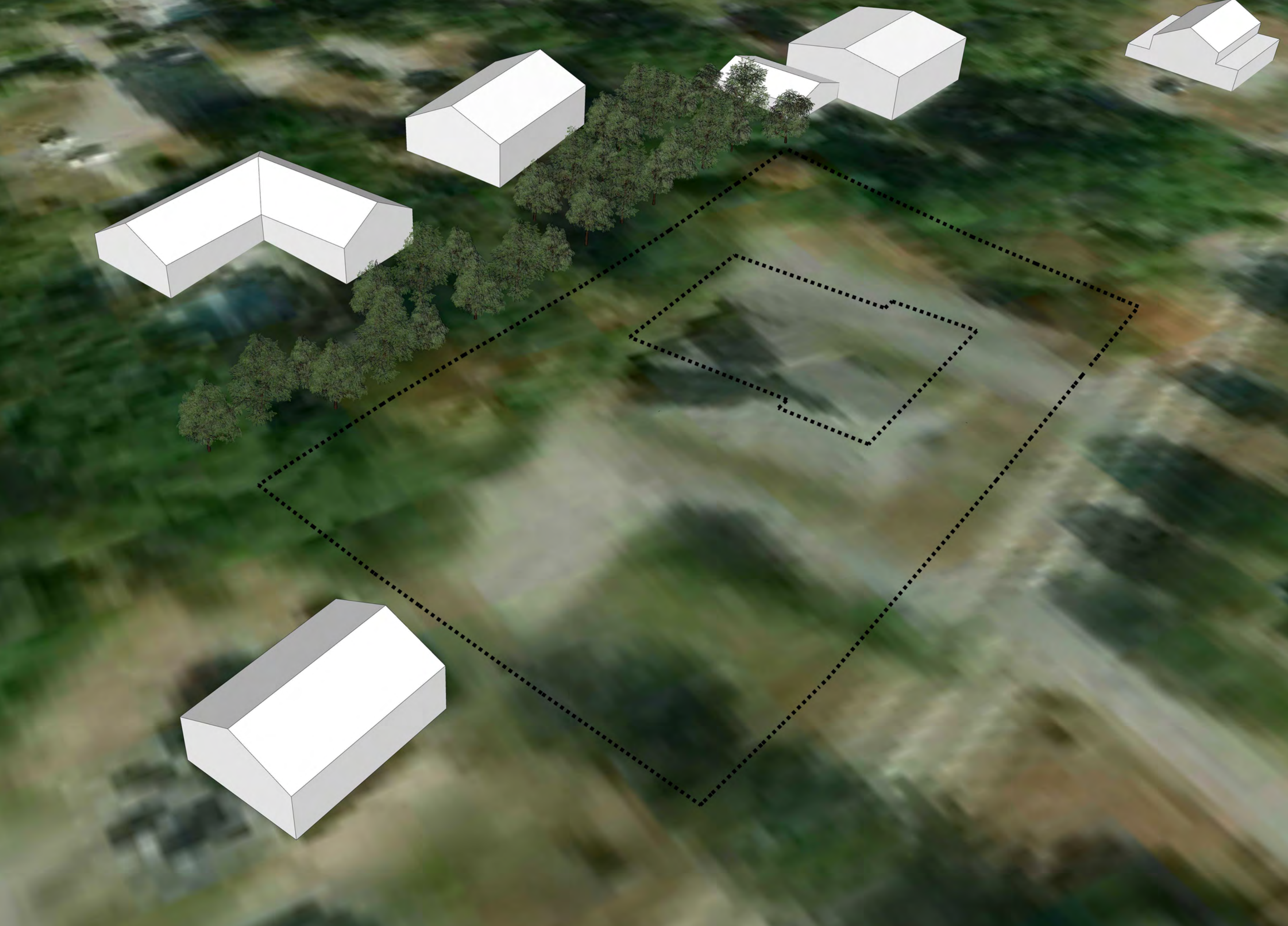




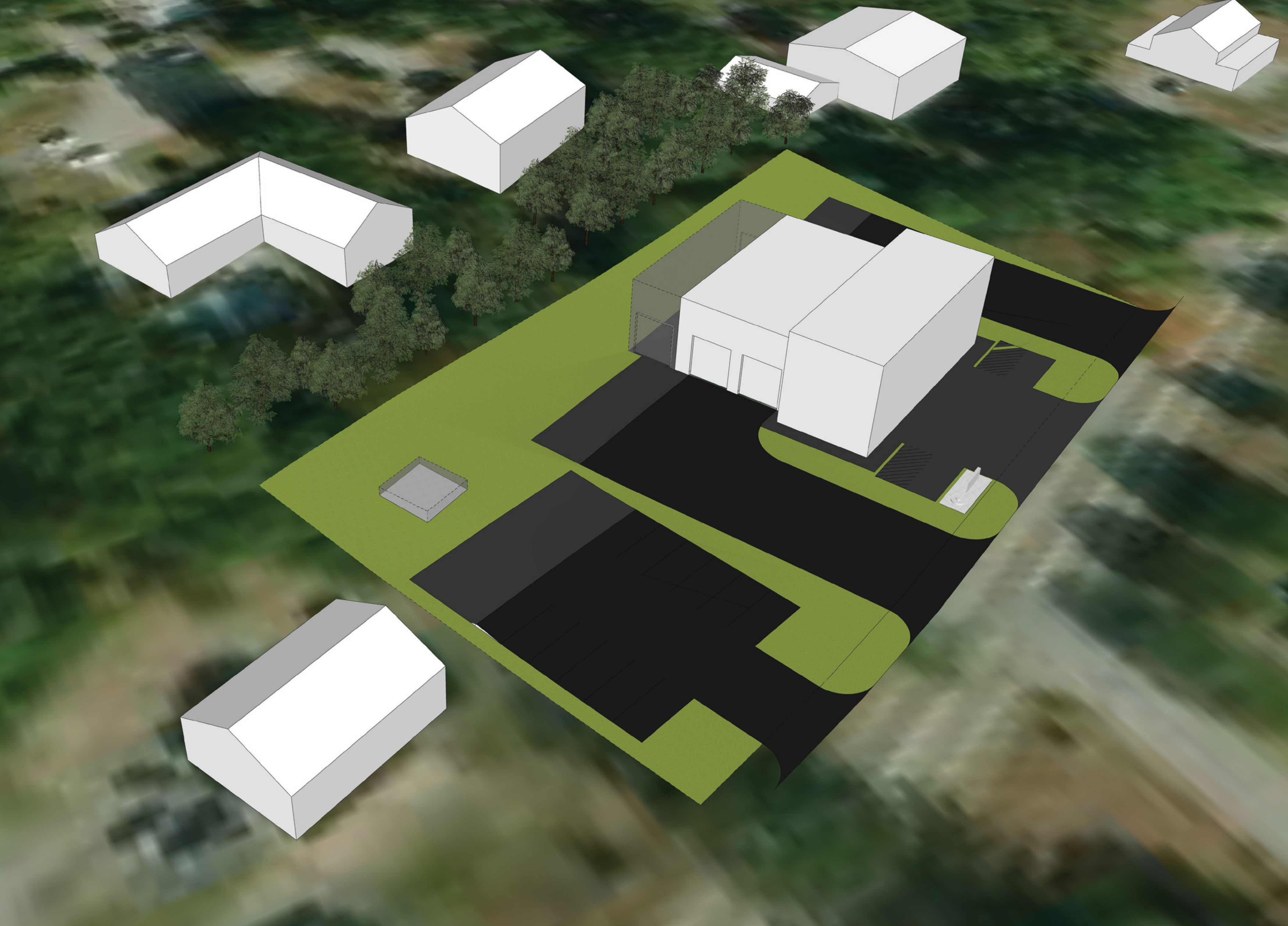




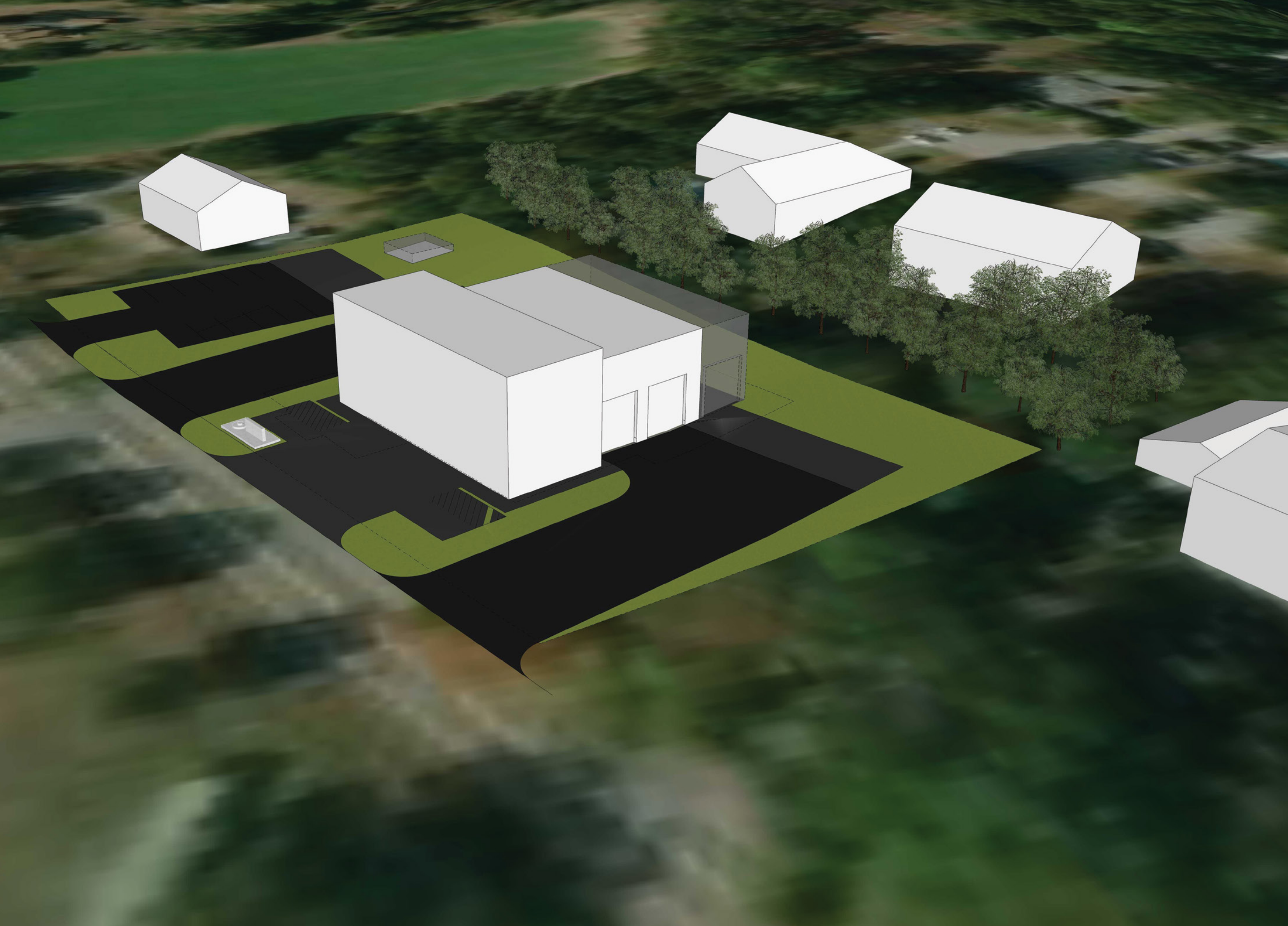


















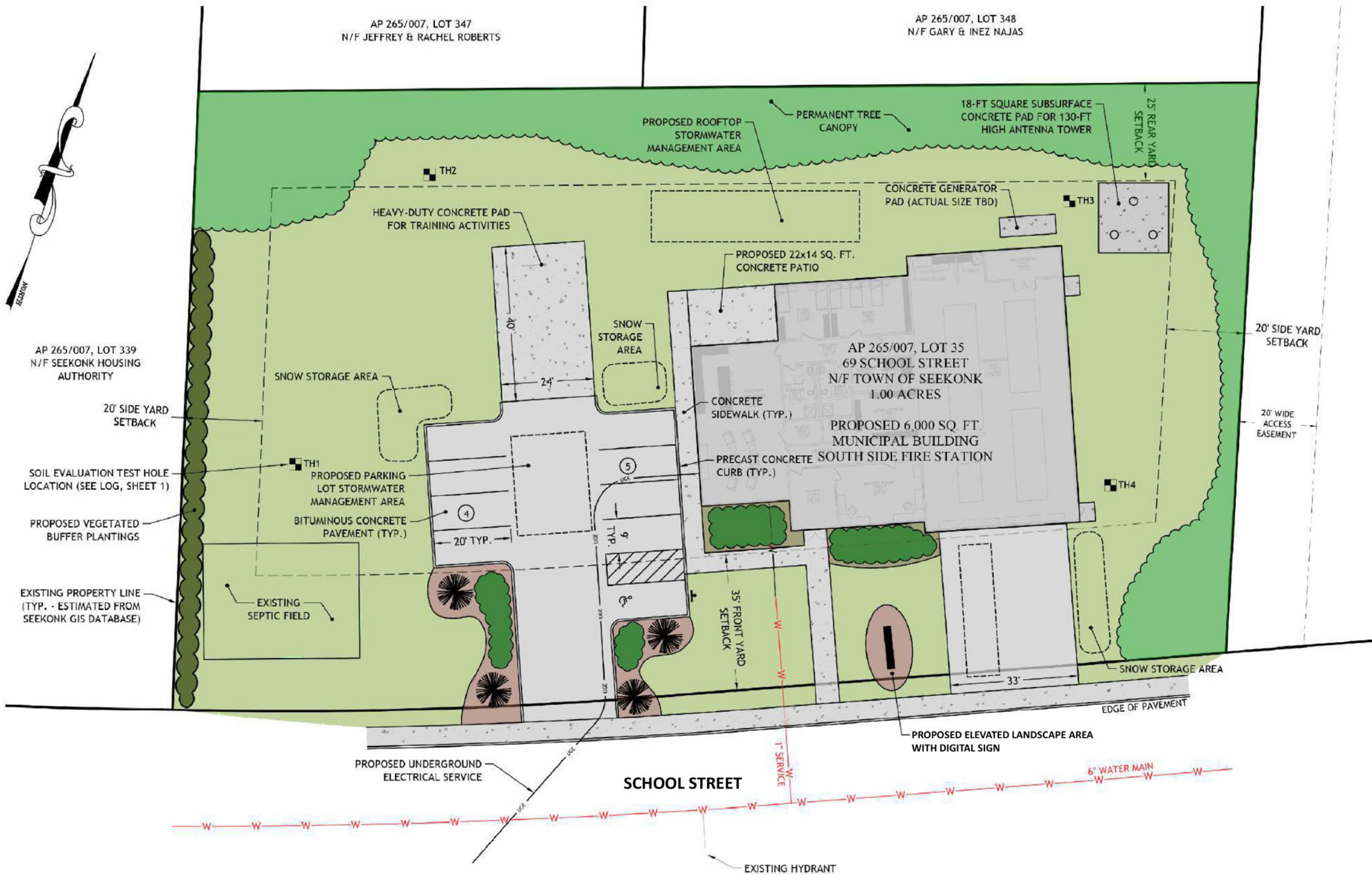
TGAS +



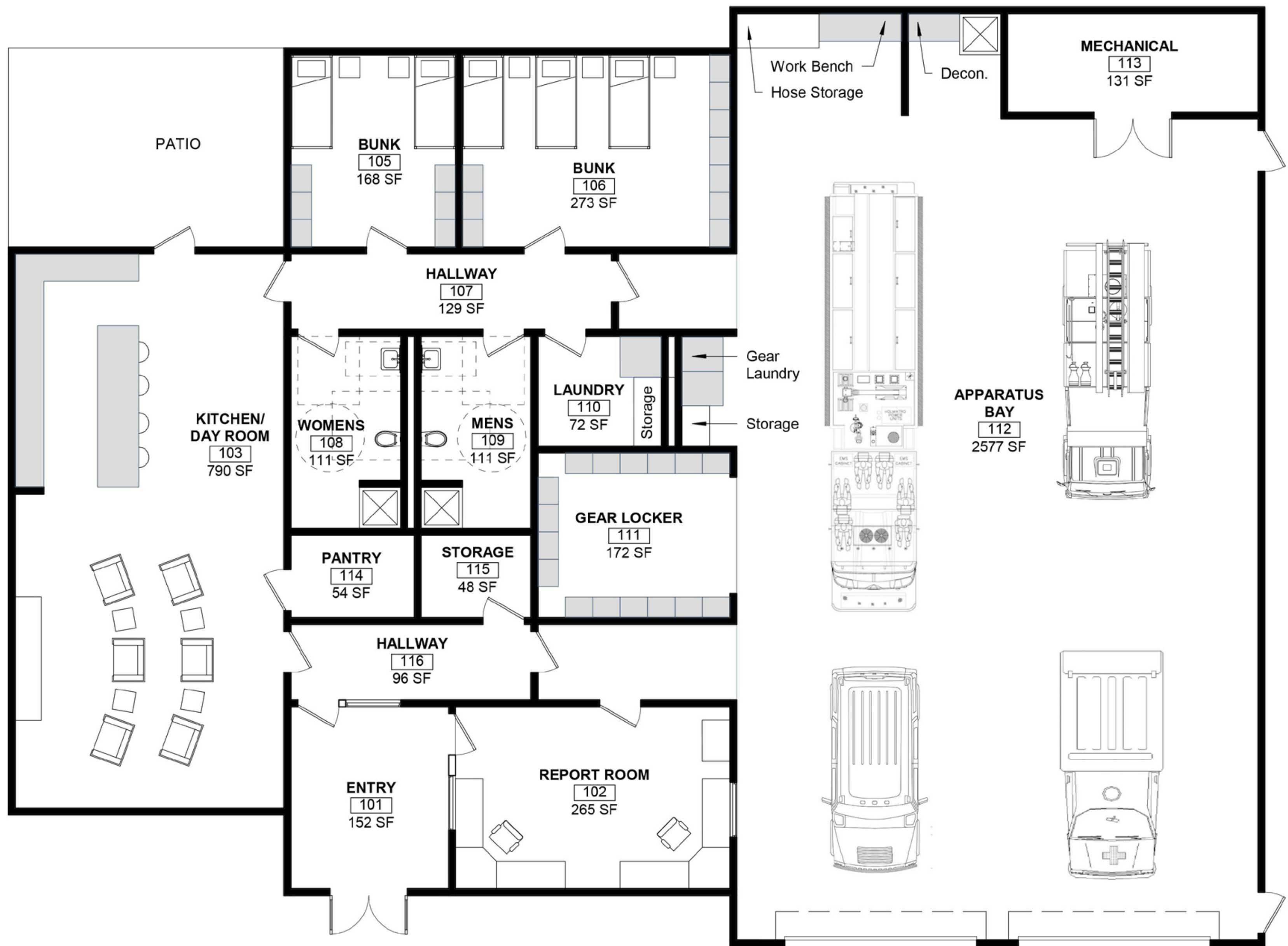


# APPENDIX





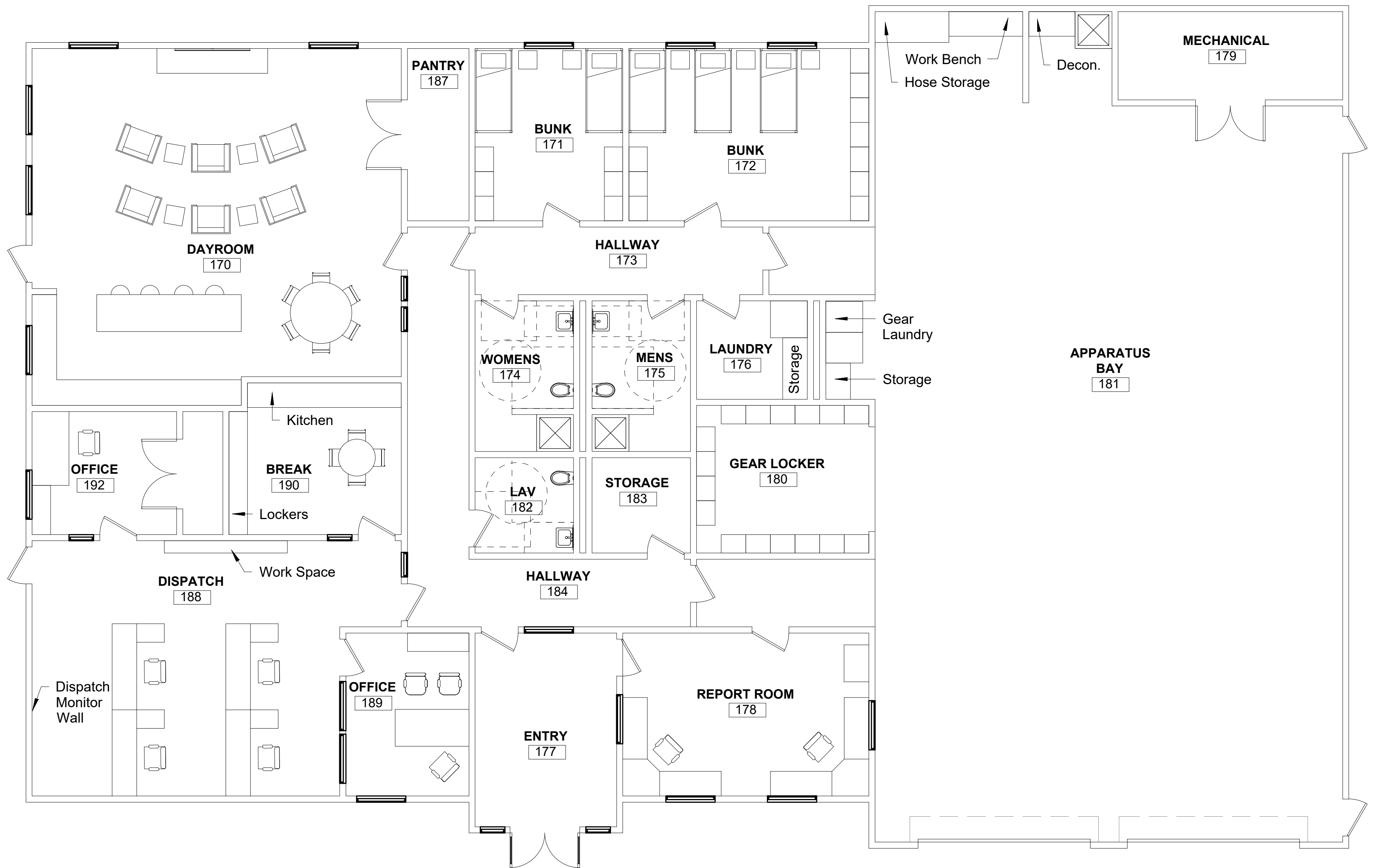














TGAS +

