

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: Mr. Chris Zorra

| _____ |

Meeting Date: 9/1/2022 Time: 7:00 PM

In Person meeting

Motion made by Mr. Bourque, seconded by Mr. Elmasian; to call the meeting to order at 7:04pm.
All in favor All members present vote yes, Mr. Elmasian, Mr. Rondeau, Mr. Tusino, Mr. Bourque.

Please notify the Chairman at this time, if anyone watching this meeting is also audio and/or visually recording the meeting.

Simona Bartali is recording the meeting. Saw recorder on the table.

Agenda:

1.) Consider the Approval of Bills and Invoices.

- a. Motion to approve CGA Invoice SFS-007, Motion made by Mr. Tusino, Seconded by Mr. Bourque All in favor Mr. Rondeau, Mr. Tusino, Mr. Bourque.
- b. Motion to approve TGAS Invoice 2208-03, Motion made by Mr. Bourque, Seconded by Mr. Elmasian. All in favor, Mr. Bourque, Mr. Tusino, Mr. Rondeau, Mr. Elmasian.

2.) Community Speaks: Any one present or any questions submitted by email.

- a. Nothing from Mr. Zorra. And no emails received.

3.) General Announcements or procedural matters.

- a. Nothing at this time.

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

- a. OPM Progress Report See Addendum II: Mr. Jeff Mello – Building Inspector inspected the building (old School Admin. 69 School St), and the interior stairs and landing were unsafe was

Town of Seekonk
South End Fire Station
Building Committee

recommended to remove and a temporary building of a stairs and landing to be made. Mr. Cadime mentioned the cost has to be estimated to move forward.

- b. The test pits can be done soon and DPW can assist with that. But the boring holes should be done when the building is taken down.
- c. Next meetings:
- d. 9/15/22: Building Systems (Virtual)
- e. 9/26/22: 50% Design Development Package for Review.
- f. 9/29/22: Furniture and Equipment (Virtual) [layout]
- g. 10/03/22: 50% Design Development Owner review comments due.
- h. 10/13/22: Communications FF&E (Virtual)
- i. 10/27/22: Int. Finishes & DD Package (In-person)

5.) Updates and/or announcements from Architecture Firm.

- a. Mr. Carissimi and Mr. Galante presented documents.
- b. Last meeting was a discussion about flat roof vs gable or A frame type roof. Today we want to go over some renderings and options.
- c. New Fire Station with Site plan. We have the type of roof, and have some of the roof furniture (skylights, AC/Heat units, to name a few.)
- d. Presented the views and Addendum I: Schematic Designs.
- e. Exterior views Brick type structure of the bays with glass garage doors. Overhang over the bay doors. "Seekonk South End Station" over the Overhang.
- f. Member Sullivan Arrived.
- g. Brought some samples.
- h. Rest of the building Fire and Communications side of the building a type of siding, clapboard, wooden with clips. Mention of maintenance of the wood, cement type Fiber cement board. Light gray or dark gray with a cinder block type bottom skirt about 3' to 4' up from the ground. Then Clapboard type. Wood siding vs cement type material. Price is about the same, the maintenance is the issue or difference. Looks like black molding around windows, doors etc.
- i. 2nd Option, beige color vs grayish color.
- j. Option mentioned have the CMU (Clapboard) on the bottom and have brick or cinder block type on the top.
- k. Maybe a brick across the whole building but two different colors, or tints. Red brick for Apparatus Bay and a maroon type for living and Comms center. We really don't want wood, so we don't have to worry about the maintenance.
- l. Longevity and maintenance brick lasts longer, vs the fiber cement board.
- m. Maybe have a canopy or portico over the main entrance. The same canopy over the apparatus bay to have over the main entrance.
- n. There will be a screening type of material above to hide the roof mounted mechanical.
- o. Thought was mentioned is it worth having a door close/near to the generator for access.
- p. Also, the generator running will it cause sound issues for sleeping for the bunks.
- q. Server room remove the windows.

Town of Seekonk
South End Fire Station
Building Committee

- r. Fire Station color red on the Apparatus Bay.
- s. In the apparatus bay, bull nose corners.
- t. The CMU type material little darker on the first 3' to 4' height and then change the color as you go up. Just to have a little transition.
- u. To have a tight tank separate tank for the drains in the bay from the septic system.
- v. Outlets and data drops. Electrical outlets at each gear locker for electrical tools etc.
- w. Radiant heat from the ceiling. With ceiling fans.

6.) Approval of minutes for the following meetings:

- a. Motion to approve the August 18, 2022, meeting minutes; as presented; made by Mr. Elmasian, Seconded by Mr. Bourque, All in favor Yes with. Mr. Sullivan, Mr. Rondeau, Mr. Tusino, Mr. Bourque, Mr. Elmasian.

7.) Discuss the next steps, and the next meeting date.

- a. Next meeting will be with the OPM and Architect with the Architect's next meeting.

8.) Next meeting will be:

- a. September 15th, 2022 at 7:00pm. Virtual.

Next meeting: Date: 9/15/2022 Time: 7:00 pm.

Motion to adjourn made by: Mr. Tusino, seconded by: Mr. Sullivan; at 8:34 pm. All in favor Yes, Mr. Rondeau, Mr. Sullivan, Mr. Tusino, Mr. Elmasian, Mr. Bourque in favor.



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-007

Invoice Date: 8/31/2022

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%	\$ -
Preconstruction Phases	\$ 60,000.00	\$ 15,000.00	\$ 20,000.00	33%	\$ 5,000.00
Abatement/Demolition	\$ 2,000.00	\$ -	\$ -	0%	\$ -
Construction Phase	\$ 168,000.00	\$ -	\$ -	0%	\$ -
Project Closeout	\$ 6,000.00	\$ -	\$ -	0%	\$ -
Summary	\$ 240,000.00	\$ 19,000.00	\$ 24,000.00	10%	\$ 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

Invoice 2208-03

16-Aug-22

TGAS No. 2208.00

Seekonk Fire Department New Building Design

Client: **Shawn Codime**
Town Administrator
100 Peck Street
Seekonk MA 02771
scadime@seekonk-ma.gov

Location: Seekonk New Building
Project Site location
Seekonk, MA 02771

Architect: **The Galante Architecture Studio, Inc.**
146 Mount Auburn Street
Cambridge, MA 02138
617.576.2500

For Architectural Services

Architectural Design Services:	Contract	Percent Completed	Prior Invoiced	Current Invoice	Completed to date
Schematic Design	\$65,695.05	100.00%	\$ 49,271.29	\$ 16,423.76	\$ 65,695.05
Design Development	\$87,593.40	0.00%	\$ -	\$ -	
Construction Documents	\$131,390.10	0.00%	\$ -	\$ -	
Bidding and Negotiation	\$21,898.35	0.00%	\$ -	\$ -	
Construction Administration	\$109,491.75	0.00%	\$ -	\$ -	
Project Close Out	\$21,898.35	0.00%	\$ -	\$ -	
<i>Subtotal for Basic Ser</i>	<i>\$ 437,967.00</i>		<i>\$ 49,271.29</i>	<i>\$ 16,423.76</i>	<i>\$ 65,695.05</i>

Reimbursable Expenses this period

Description	Total
Mileage / Transportation / Parking	
subtotal	0.00
	x
Subtotal for reimbursable expenses	\$0.00

TOTAL THIS INVOICE	\$16,423.76
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Past Due Invoice	2208-002	\$32,847.53
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Total Due	\$49,271.29
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OPM Progress Report

Seekonk South End Fire Station Building Committee

9.01.2022

➤ UPDATES, DISCUSSIONS, and ACTION ITEMS:

- Jeff Mello, Building Inspector, recently toured the existing School Street building and determined that the interior stairs and landing were unsafe. The rest of the structure appeared to be fine. He is requiring the stairs and landing be removed and new temporary stairs and landing installed. Once completed, the consultant could assess the building for hazardous materials and develop abatement plan. It is anticipated that the abatement and demolition of the structure would be completed this fall.
- A meeting was held on August 31st with CES, the designer's MEP consultants, Captain Bourque, and Donna Wunschel to review HVAC system options on behalf of communications and the fire department.
- CGA prepared a DRAFT Request for Proposals (RFP) for third party building commissioning. We are finalizing the requirements with the Town and will assist with the procurement for these services as soon as possible.
- The Town signed-off on the property survey, which was performed on August 25th. The Town expects to receive the survey by end of September.
- CGA is coordinating test pit and soil boring requirements with TGAS and the Town. Ideally, this activity would take place following building demolition if this occurs soon. The engineers need information to develop structural and site related design parameters. There were four test pits conducted as part of the feasibility study, which was shared with TGAS. The Town will coordinate equipment needs with DPW.
- TGAS shared draft of the Designer Development documents, including cost estimate, and delivered copies of the Schematic Design documents for record.
- Please find the attached Design Development Work Plan with list of Building Committee meetings and Potential Project Schedule prepared by TGAS. Below is an outline of these dates and activities, which will continue to be confirmed and updated.

➤ PROJECT SCHEDULE (subject to change):

- **06/06/22 – 08/12/22: Schematic Design (Completed)**
- **08/15/22 – 11/07/22: Design Development**
 - **09/01/22: Building Committee Meeting: Building Exterior Material (In-Person)**
 - **09/15/22: Building Committee Meeting: Building Systems (Virtual)**
 - 09/26/22: 50% Design Development Package for Review
 - **09/29/22: Building Committee Meeting: Furniture and Equipment (Virtual)**
 - 10/03/22: 50% Design Development Owner review comments due
 - **10/13/22: Building Committee Meeting: Communications FF&E (Virtual)**
 - **10/27/22: Building Committee Meeting: Int. Finishes & DD Package (In-Person)**
 - 11/07/22: 100% DD Owner review comments due
 - 11/10/22: TGAS receives Notice to Proceed (NTP) to move into CD Phase
- **11/10/22 – 03/10/23: Construction Documents**
 - 12/12/22: 50% CD Package for Review



OPM Progress Report

- 12/19/22: 50% CD Owner review comments due
- 01/02/23: 50% CD Cost Estimates due— Meeting needed to review
- 02/06/23: 90% CD Package for Review
- 02/13/23: 90% CD Owner review comments due
- 02/20/22: 90% CD Cost Estimates due— Meeting needed to review
- **03/09/23 – 04/26/23: Contractor Bidding**
 - 03/09/23: Submit Central Register and legal advertisement
 - 03/15/23: Construction Bid Documents Available
 - 04/05/23: Filed Subcontractor Bids Due
 - 04/26/23: General Contractor Bids Due
- **05/08/23: TOWN MEETING**
- **TBD BALLOT REFERENDUM VOTE**
- 05/25/23: Award General Contractor Bid (Deadline: 6/7/23, 30 days from GC Bids)
- 05/29/23: General Contractor's Notice to Proceed
- June 2023 – July 2024: Construction Administration / Closeout

➤ **INVOICES:**

- TGAS submitted Invoice #3 (attached) in the amount of \$16,423.76, which closes out Schematic Design services. CGA has reviewed this invoice and recommends approval.

➤ **PRECONSTRUCTION PROJECT BUDGET:**

Project Budget	Budget	Committed	Billed to Date	Balance
OPM (SD-BID)	\$ 66,000	\$ 66,000	\$ 19,000	\$ 47,000
A&E (SD-BID)	\$ 306,577	\$ 306,577	\$ 65,695	\$ 240,882
Other				\$ -
Other				\$ -
Budget Subtotal	\$ 372,577	\$ 372,577	\$ 84,695	\$ 287,882

➤ **OTHER**

- Permitting & Regulatory submissions, approvals, variances (Local, State, & Federal)?
- Local/State/Federal Historic Commission Project Notification & Approval?

➤ **PROPOSED BUILDING COMMITTEE MEETING DATES (subject to change):**

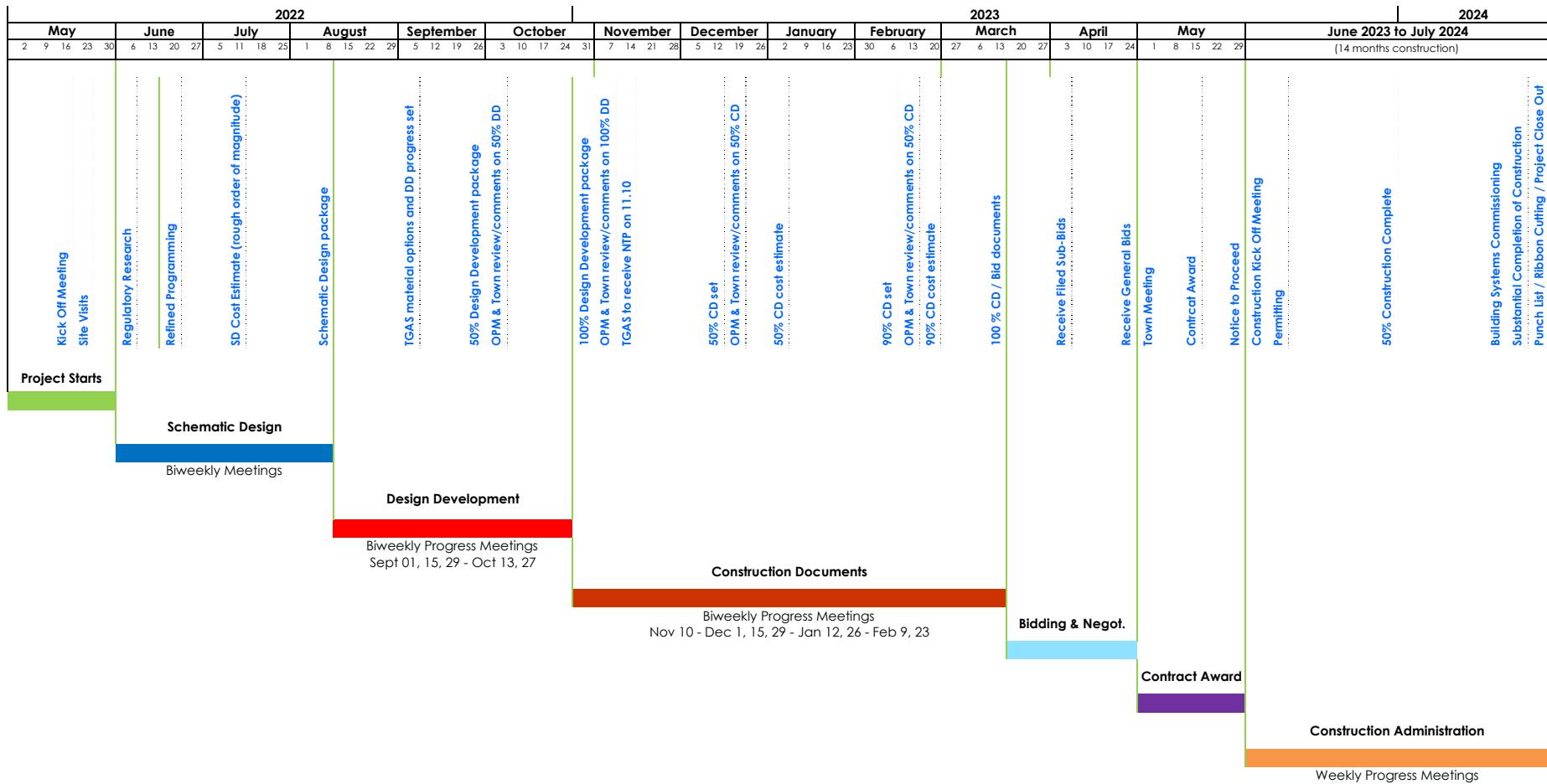
- 09/15/22
- 09/29/22
- 10/13/22
- 10/27/22 (In-Person)

Design Development Work Plan				
ITEM	TIMELINE	REQUIRED	TASK	GOAL
Building's interior layout	August 18th	FD reps, Communications reps, FS building committee	TGAS to send out updated plans	Team to provide comments and feedback on interior layout
Building's exterior material	September 1st	FD reps, Communications reps, FS building committee	TGAS to present several material options	Team to decide which option to proceed with
Building's systems	September 15th	FD reps, Communications reps, FS building committee	TGAS and consultnats to present building systems	Team to provide feedback and possibly make decisions on building's systems
FD furniture and equipment	September 29th	FD reps, FS building committee	TGAS to present plan with FD furniture and equipment	FD reps to provide feedback and possibly make decisions on furniture and equipment type and location
Communications furniture and equipment	October 13th	Communications reps, FS building committee	TGAS to present plan with Communications furniture and equipment	Communications reps to provide feedback and possibly make decisions on furniture and equipment type and location
Building's interior finishes	October 29th	FD reps, Communications reps, FS building committee	TGAS to present DD package	Team to provide feedback and possibly make decisions on interior finishes

Town of Seekonk

South End Fire Station

Potential Project Schedule



Invoice 2208-03

16-Aug-22

TGAS No. 2208.00

Seekonk Fire Department New Building Design

Client: **Shawn Codime**
Town Administrator
100 Peck Street
Seekonk MA 02771
scadime@seekonk-ma.gov

Location: Seekonk New Building
Project Site location
Seekonk, MA 02771

Architect: **The Galante Architecture Studio, Inc.**
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617.576.2500

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	x
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Past Due Invoice	2208-002	\$32,847.53
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Total Due	\$49,271.29
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THE GALANTE ARCHITECTURE STUDIO

FIRE STATION SPECIALISTS



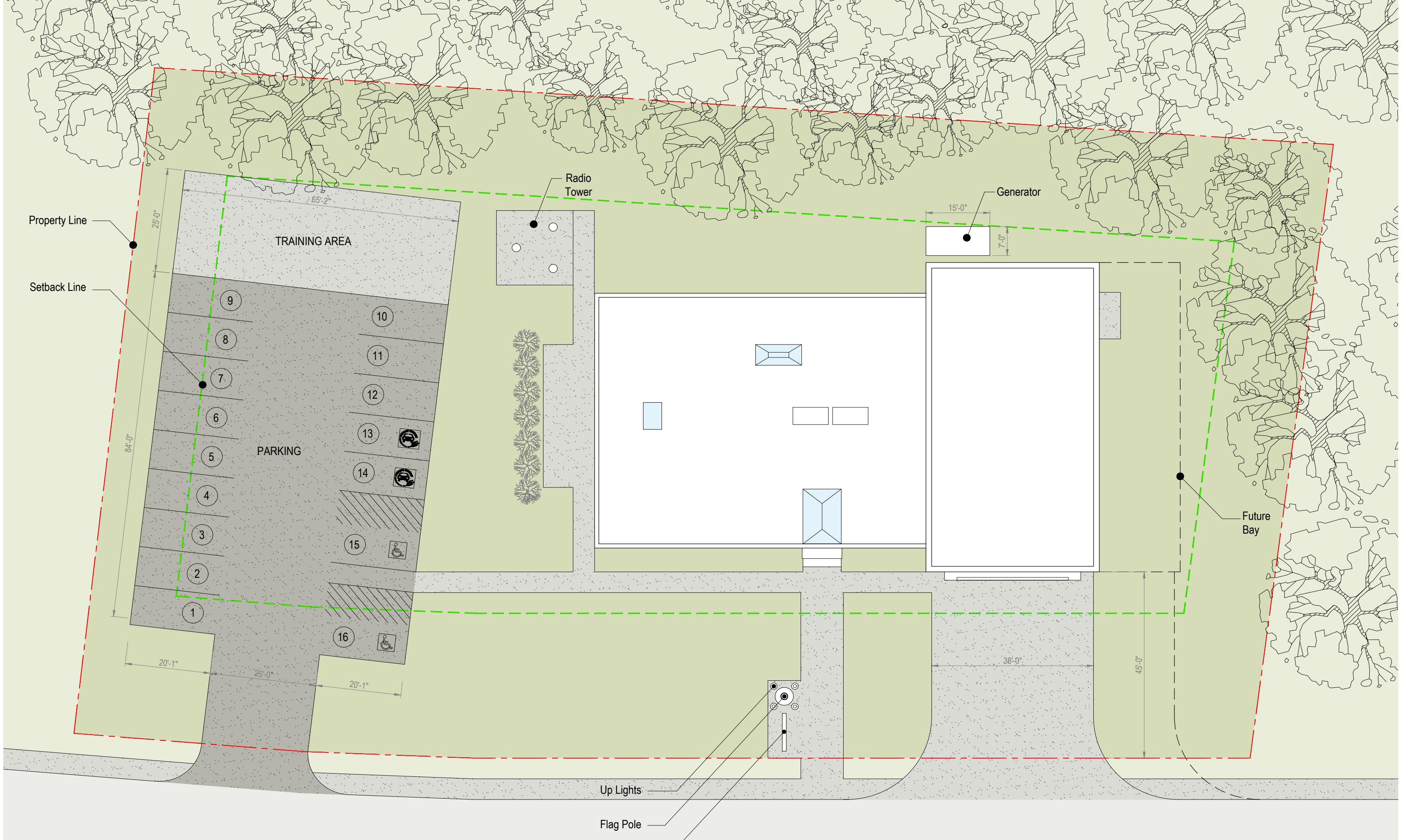
TOWN OF SEEKONK NEW FIRE STATION

September 1st, 2022

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

NEW FIRE STATION



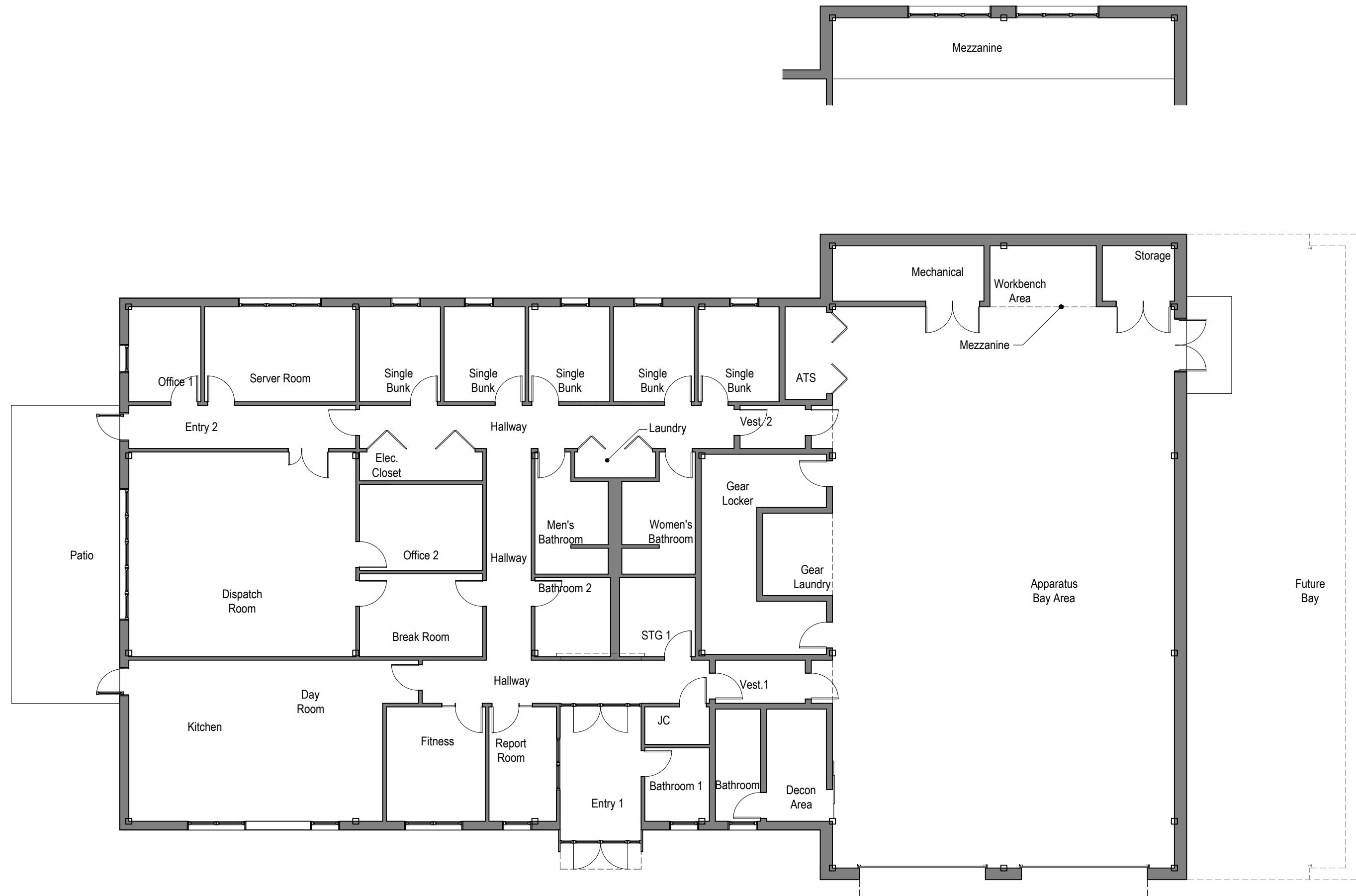


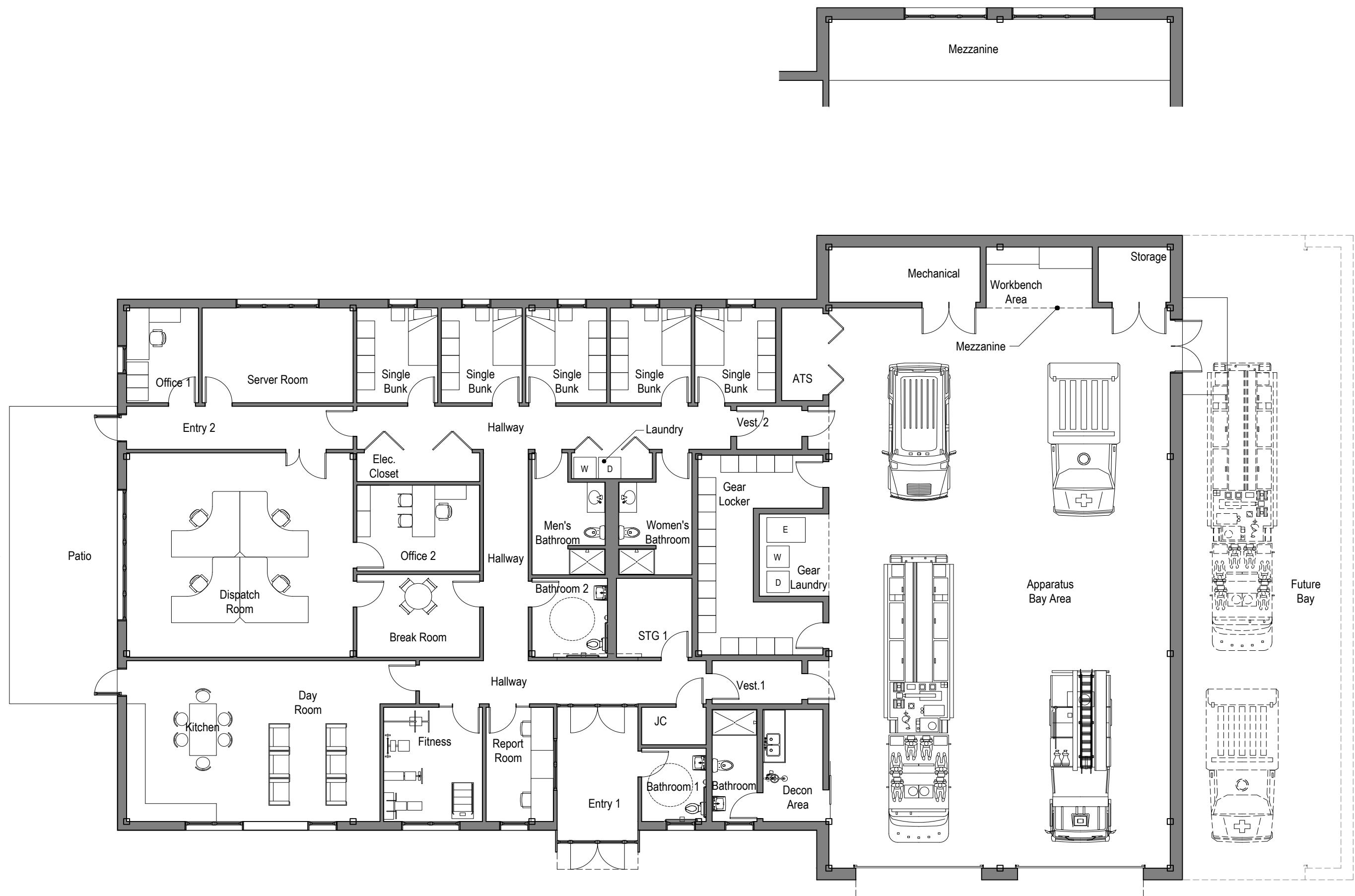
TGAS

NEW FIRE STATION

Site Plan



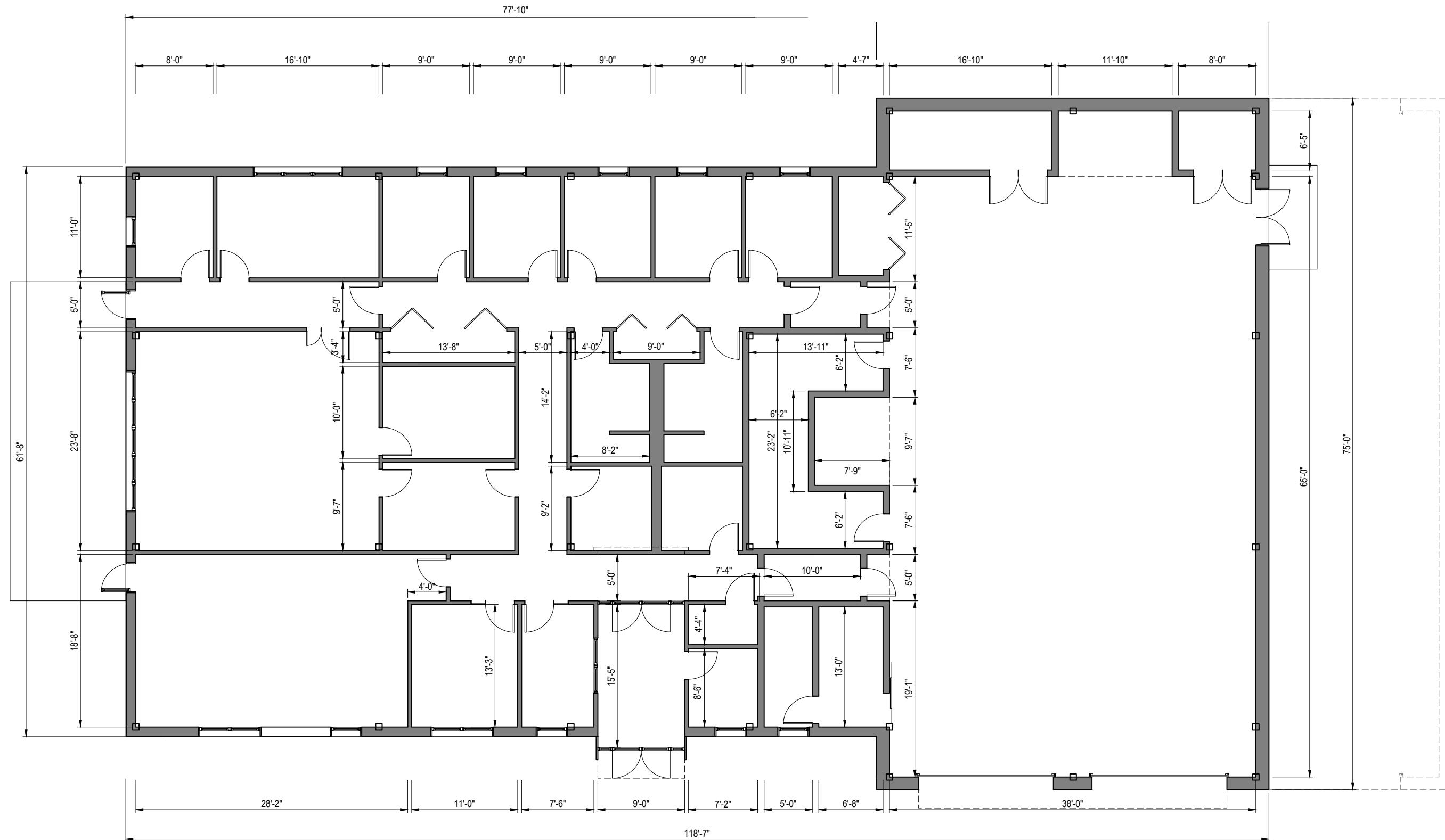




TGAS

NEW FIRE STATION Potential Furniture



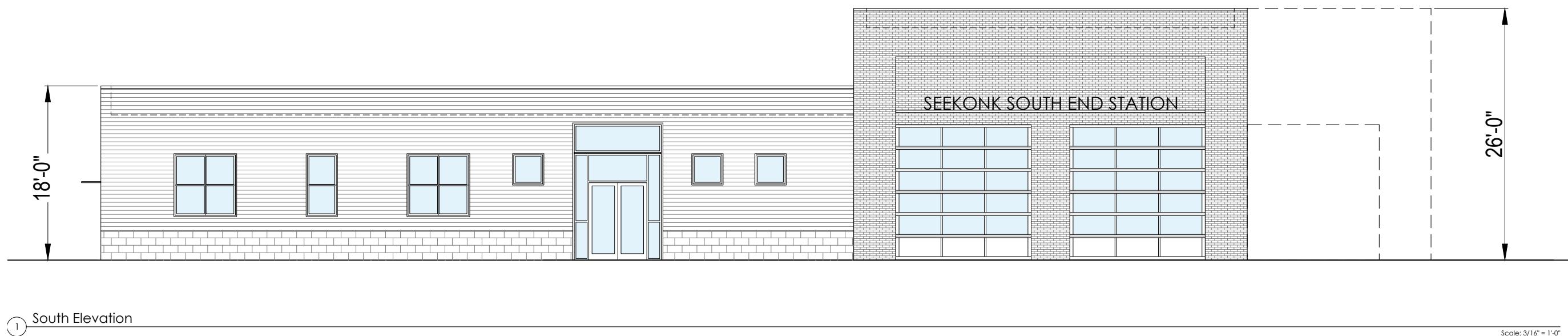


TGAS

NEW FIRE STATION

Dimension Plan



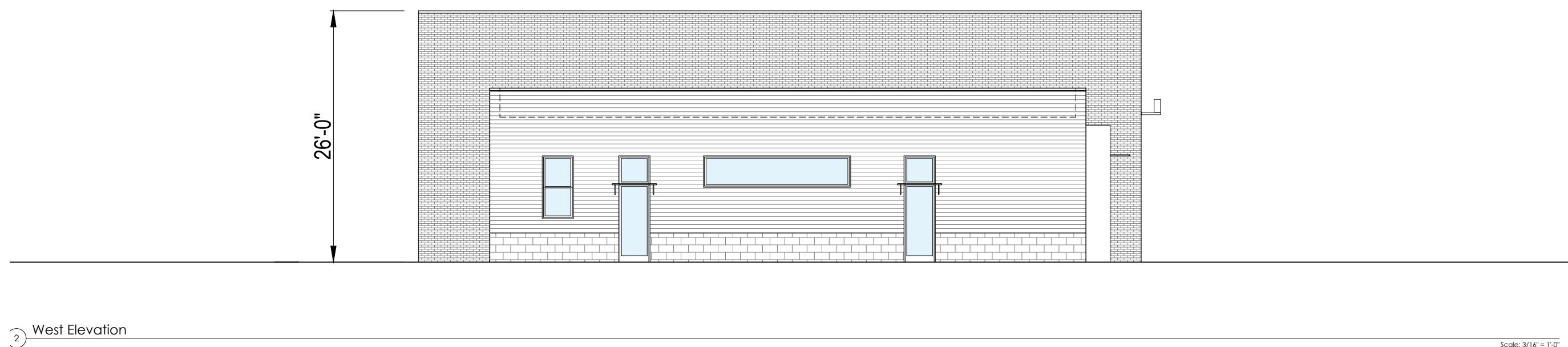


TGAS

APPROVED DESIGN

South Elevation



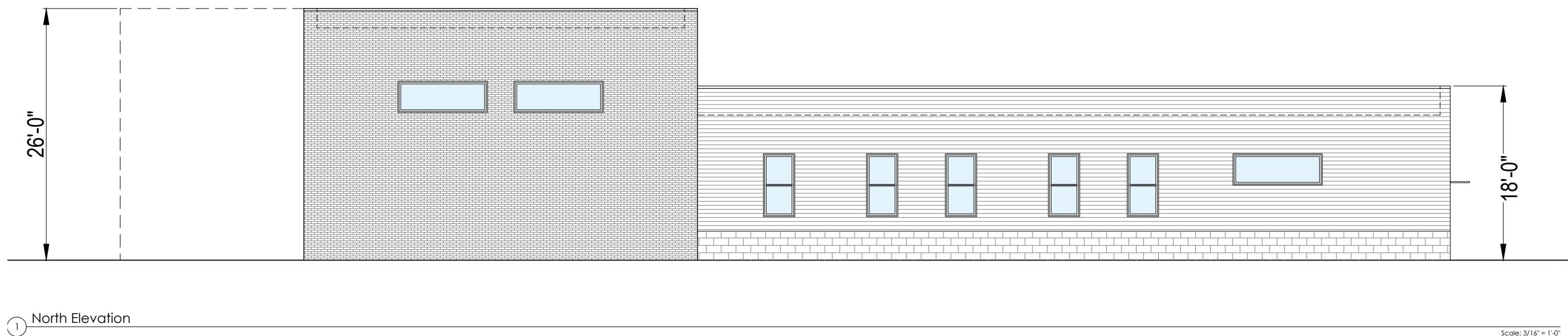


TGAS

APPROVED DESIGN

West Elevation



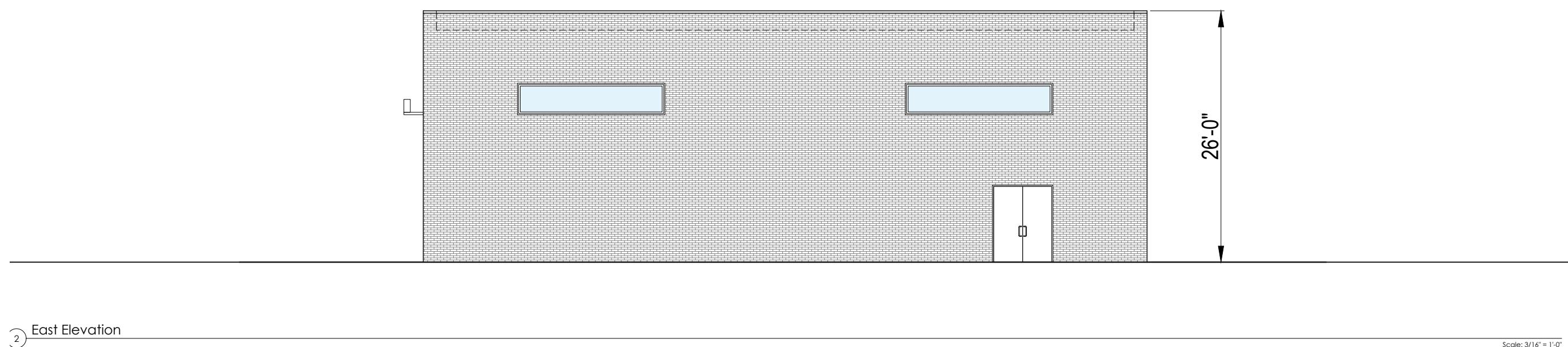


TGAS

APPROVED DESIGN

North Elevation





TGAS

APPROVED DESIGN





TGAS

APPROVED DESIGN

Rendering





TGAS

APPROVED DESIGN

Rendering



TGAS

APPROVED DESIGN

Rendering





TGAS

APPROVED DESIGN

Rendering





THREE MORE OPTIONS





EXTERIOR

Masonry + Panel Siding





TGAS

Masonry + Panel Siding **EXTERIOR**





TGAS

Masonry + Panel Siding **EXTERIOR**





TGAS

Masonry + Panel Siding **EXTERIOR**





TGAS

Masonry + Panel Siding **EXTERIOR**





EXTERIOR

Masonry + Panel Siding





TGAS

Masonry + Panel Siding **EXTERIOR**





TGAS

Masonry + Panel Siding **EXTERIOR**





TGAS

Masonry + Panel Siding **EXTERIOR**





TGAS

Masonry + Panel Siding **EXTERIOR**





EXTERIOR

Masonry Building





TGAS

Masonry Building **EXTERIOR**





TGAS

Masonry Building **EXTERIOR**





TGAS

Masonry Building **EXTERIOR**





TGAS

Masonry Building **EXTERIOR**



TGAS +



NEW FIRESTATION
TOWN OF SEEKONK
SCHOOL STREET
SEEKONK, MA

28-Jul-22

DRAFT for Internal Review

TGAS - Conceptual Construction Cost Estimate

SUMMARY	8,270 GSF
DIV.2 EXISTING CONDITIONS / SITE DEMOLITION	No Work
DIV.3 CONCRETE	\$198,000
DIV.4 MASONRY	\$243,000
DIV.5 METALS	\$440,000
DIV.6 WOOD, PLASTICS AND COMPOSITES	\$90,000
DIV.7 THERMAL AND MOISTURE PROTECTION	\$520,000
DIV.8 DOORS AND WINDOWS	\$206,000
DIV.9 FINISHES	\$482,000
DIV.10 SPECIALTIES	\$112,000
DIV.11 EQUIPMENT	\$41,000
DIV.12 FURNISHINGS	\$11,000
DIV.13 SPECIAL CONSTRUCTION	No Work
DIV.21 FIRE SUPPRESSION	\$87,000
DIV.22 PLUMBING	\$267,000
DIV.23 HVAC	\$585,000
DIV.26 ELECTRICAL	\$471,000
DIV.30 SITEWORK	\$536,000
 SUBTOTAL, Rounded	 \$4,289,000
GENERAL CONDITIONS AND OH & P	\$93.35 /GSF 18% <u>\$772,000</u>
 SUBTOTAL	 \$611.97 /GSF
DESIGN CONTINGENCY	\$91.78 /GSF 15% <u>\$759,000</u>
 SUBTOTAL	 \$703.75 /GSF
CONSTRUCTION/OWNER CONTINGENCY	\$0.00 /GSF <u>By Owner</u>
 SUBTOTAL - TODAY'S DOLLARS	 \$703.75 /GSF
ESCALATION TO MIDPOINT OF CONSTRUCTION AT ROUGHLY 18 months at 6.5% -1Q2024	\$70.13 /GSF 10% <u>\$580,000</u>
	\$6,400,000
	\$773.88 /GSF SAY <u>\$6,400,000</u>

PROBABLE CONSTRUCTION COST RANGE BETWEEN
\$5,440,000 AND \$7,360,000
\$658 \$890
\$/GSF \$/GSF

AREAS	
First Floor	8,000 GSF
- Mezzanine	270 GSF
	<u>8,270 GSF</u>
 <i>Exterior Wall Area</i>	
- Brick at Apparatus Bay	2,180 sf
- Cmu	600 sf
- Horizontal Siding	2,910 sf
- Glass Entry	250 sf
- Windows	490 sf
- Overhead Doors	390 sf
- Doors	110 sf
- Mechanical Roof Screen	<u>1,200 sf</u>
	<u>8,130 sf</u>

NEW FIRESTATION
TOWN OF SEEKONK
SCHOOL STREET
SEEKONK, MA

28-Jul-22

DRAFT for Internal Review

TGAS - Conceptual Construction Cost Estimate

DIVISION 2 - EXISTING CONDITIONS

NO WORK THIS SECTION

DIVISION 3 - CONCRETE

\$198,000

03 30 00 - CAST-IN-PLACE CONCRETE

Foundations :-

Column Footings	20	cy	\$770	\$15,400
Continuous Footings	35	cy	\$800	\$28,000
Foundation Walls	34	cy	\$1,200	\$40,800
Pilasters / Column Bases	7	cy	\$1,200	\$8,400
Step Footings / Walls [according to grade changes]	1	Allowance	\$1,000	\$1,000
Slab On Grade				
- 4" thick	64	cy	\$560	\$35,840
- Sunken Floor at Server Room and Dispatch	160	lf	\$25	\$4,000
- 6" thick	72	cy	\$530	\$38,160
- Control Joints	500	lf	\$10	\$5,000
- Smooth Trowel Finish [per finish schedule]	3,075	sf	\$1.60	\$4,920
- Install Trench Drain (Provided by Others)	32	lf	\$15	\$480
Vapor Barrier	9,200	sf	\$1.15	\$10,580
Set Anchor Bolts	22	sets	\$55	\$1,210
Grout Base Plates	22	ea	\$45	\$990
Miscellaneous Embedded Items	1	ls	\$2,500	\$2,500
Wheel Guards				Not Included

Structure

Misc. Equipment Pads	1	ls	\$1,000	\$1,000
Hardeners				Not Included
			\$198,280	\$198,280
			\$198,280	\$198,280

DIVISION 4 - MASONRY

\$243,000

04 22 00 - MASONRY

Exterior Wall Cavity Wall System	2,180	sf	\$55	\$119,900
- Red Brick Skin				Included Above
- Membrane and Insulation				See Division 7
- Ground Face Block				Included Above
- Xc For Brick Reveal	1	ls	\$5,000	\$5,000
CMU at Exterior Wall	600	sf	\$30	\$18,000

Interior CMU

- Wall Type 4 as 8" CMU	2,930	sf	\$34	\$99,620
				\$242,520
			\$242,520	\$242,520

NEW FIRESTATION
TOWN OF SEEKONK
SCHOOL STREET
SEEKONK, MA

28-Jul-22

DRAFT for Internal Review

TGAS - Conceptual Construction Cost Estimate

DIVISION 5 - METALS \$440,000

05 12 00 - STRUCTURAL STEEL FRAMING

Structural Steel	32	ton	\$5,750	\$184,000	
Allowances For Additional Steel	6	ton	\$5,750	\$35,650	
- Connections [10% additional steel]	3	ton		Included Above	
- Framing at Openings	1	ton		Included Above	
- Misc. Dunnage and Equipment Support	2	ton		Included Above	
				\$219,650	\$219,650

05 30 00 - METAL DECKING

1 1/2" x 22ga Galv Steel Deck	8,000	sf	\$12	\$96,000	
				\$96,000	\$96,000

05 50 00 - METAL FABRICATIONS [FILED SUB -BID]

Miscellaneous Metals [Interior]	8,270	sf	\$5	\$41,350	
- Miscellaneous Lintels				Included Above	
- Embedded Galv Angles at OHD Sills				Included Above	
- Toilet Partition Supports				Included Above	
- Anchor Bolts				Included Above	
Angle / Seismic Bracing at CMU Walls	420	lf	\$110	\$46,200	
Bollards at Overhead Doors	4	ea	\$1,100	\$4,400	
Overhead Door Frames	2	ea	\$2,000	\$4,000	
Mezzanine					
- 36" High Pipe Guardrail	38	lf	\$110	\$4,180	
- Mezzanine Stairs / Ladder	1	ft	\$7,500	\$7,500	
Miscellaneous Metals [Exterior Wall]	8,130	sf	\$0.50	\$4,065	
- Galvanized Steel Roof Ladder w/Cage	1	ls	\$9,100	\$9,100	
- Ships ladder at Roof Elevation Change	1	ls	\$3,300	\$3,300	
				\$124,095	\$124,095
				\$439,745	\$439,745

DIVISION 6 - WOOD, PLASTICS and COMPOSITES

\$90,000

06 10 00 - ROUGH CARPENTRY

Plywood Decking at Mezzanine	270	sf	\$6	\$1,620	
8 inch Light Ga. Joists at Mezzanine	270	sf	\$10	\$2,700	
Interior Blocking	8,270	sf	\$2	\$16,540	
<i>Roof Blocking</i>					
- Parapet Blocking	450	lf	\$10	\$4,500	
- Cant Strip	530	lf	\$6	\$3,180	
- Miscellaneous Blocking	1	ls	\$1,000	\$1,000.00	
Unload and Distribute Doors and Frames	20	hrs	\$100	\$2,000	
Install Doors / Frames and Hardware					
- Exterior	21	hrs	\$100	\$2,100	
- Interior	204	hrs	\$100	\$20,400	
Install Toilet Accessories	24	hrs	\$100	\$2,400	
				\$56,440	\$56,440

06 20 00 - FINISH CARPENTRY

Running Trim [window sills]	1	Allowance	\$2,000	\$2,000	
Break Room					
- Base and Wall Cabinetry	14	lf	\$600	\$8,400	
- Solid Surface Counter Top	14	lf	\$150	\$2,100	
<i>Kitchen</i>					
- Base and Wall Cabinetry	24	lf	\$600	\$14,400	
- Solid Surface Counter Top	24	lf	\$150	\$3,600	
<i>Restrooms</i>					
- Vanity and Counter [3'-6"]	2	ea	\$1,750	\$3,500	
				\$34,000	\$34,000
				\$90,440	\$90,440

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DIVISION 7 - THERMAL and MOISTURE PROTECTION					\$520,000
07 10 00 - DAMPROOFING and WATERPROOFING					
Dampproofing at Foundation Wall	2,000	sf	\$2.50	\$5,000	\$5,000
				\$5,000	\$5,000
07 21 00 - THERMAL INSULATION					
Rigid Insulation at Exterior Wall	2,180	sf	\$4	\$8,720	
- Exterior Wall				Not Applicable	
- Soffits					
Perimeter Insulation [assumed 4'-0"]	1,600	sf	\$4	\$6,400	
Batt Insulation at Exterior Wall				Included w/Division 9	
Miscellaneous Insulation	1	ls	\$5,000	\$5,000	
				\$20,120	\$20,120
07 26 01 - UNDER-SLAB VAPOR BARRIER					
Vapor Barrier at slab on grade	9,200	sf	\$0.60	\$5,520	\$5,520
				\$5,520	\$5,520
07 27 27 - FLUID-APPLIED MEMBRANE AIR BARRIERS					
Fluid-Applied Membrane Air Barrier	5,690	sf	\$5	\$28,450	
- Exterior Wall				Not Applicable	
- Soffits					
				\$28,450	\$28,450
07 42 13 - METAL WALL PANELS					
Mechanical Screen at Roof					
- Structural System	1,200	sf	\$18	\$21,600	
- Metal Panels	1,200	sf	\$30	\$36,000	
				\$57,600	\$57,600
07 46 00 - SIDING					
Horizontal Siding	2,910	sf	\$18	\$52,380	\$52,380
				\$52,380	\$52,380
07 54 23 - THERMOPLASTIC-POLYOLEFIN ROOFING					
Roof at Main Building					
- Membrane Roof w/Insulation	8,000	sf	\$34	\$272,000	
- Membrane Turnup at Parapet	1,540	sf	\$12	\$18,480	
Walkway Pads - say 5% of Area	400	sf	\$9	\$3,600	
				\$294,080	\$294,080
07 62 00 - SHEET METAL FLASHING and TRIM					
Counter Flashing					
- Parapets	451	lf	\$15	\$6,765	
- Building To Roof	75	lf	\$15	\$1,125	
Scuppers / Rainwater Management	1	Allowance	\$10,000	\$10,000	
Miscellaneous Flashings [Roof Top Curbs.]	1	ls	\$2,500	\$2,500	
				\$20,390	\$20,390
07 72 00 - ROOF ACCESSORIES					
Parapet Caps	450	lf	\$65	\$29,250	\$29,250
				\$29,250	\$29,250
07 84 00 - FIRESTOPPING					
Fire Stop Systems	8,270	sf	\$0.30	\$2,481	\$2,481
				\$2,481	\$2,481
07 92 00 - JOINT SEALANTS					
Caulking and Sealants	8,270	sf	\$0.60	\$4,962	\$4,962
				\$4,962	\$4,962
				\$520,233	\$520,233

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DIVISION 8 - OPENINGS					\$206,000
08 11 13 - HOLLOW METAL DOORS and FRAMES					
<i>Exterior</i>					
Type 1 HM Frame					
- 3'-4"x 12'-0"	3	ea	\$480	\$1,439	
HM Door Type 2 - 3'-4"x 7'-2"	3	ea	\$400	\$1,200	
<i>Interior</i>					
HM Frames					
- 3'-0"x 7'-0"	30	ea	\$180	\$5,400	
- 4'-6"x 7'-0"	1	ea	\$200	\$200	
- 6'-0"x 7'-0"	1	ea	\$350	\$350	
HM Type F Doors					
- 3'-0"x 7'-0"	5	lvs	\$400	\$2,000	
HM Type HG Doors					
- 3'-0"x 7'-0"	2	lvs	\$450	\$900	
					\$11,489
					\$11,489
08 14 00 - WOOD DOORS					
<i>Flush Wood Doors</i>					
- 3'-0"x 7'-0"	14	lvs	\$400	\$5,600	
- 1'-0" x 7'-0"	1	lv	\$200	\$200	
<i>HG Wood Doors</i>					
- 3'-0"x 7'-0"	12	lvs	\$450	\$5,400	
<i>Bi-Fold Closet Doors</i>					
2	loc	\$1,500	\$3,000		
					\$14,200
					\$14,200
08 36 13 - SECTIONAL OVERHEAD DOORS					
<i>Aluminum Overhead Doors</i>					
- 14'-0"x 14'-0"	2	ea	\$16,000	\$32,000	
					\$32,000
08 41 13 - ALUMINUM FRAMED ENTRANCES and STOREFRONTS					
<i>Exterior</i>					
Glass Entry					
- Xc Doors	250	sf	\$125	\$31,250	
Interior Glass Walls					
Report Room Window	1	pr	\$7,500	\$7,500	
	1	Allowance	\$5,000	\$5,000	
	1	ea	\$2,500	\$2,500	
					\$46,250
					\$46,250
08 51 13 - ALUMINUM WINDOWS					
<i>Exterior Windows</i>					
	490	sf	\$115	\$56,350	
					\$56,350
08 60 00 - ROOF WINDOWS and SKYLIGHTS					
Pre Manufactured Dome Skylights say 48"x 48"	3	ea	\$5,000	\$15,000	
					\$15,000
08 71 00 - DOOR HARDWARE					
<i>Hardware</i>					
	37	lvs	\$650	\$24,050	
					\$24,050
08 88 00 - GLAZING					
Glazing at Exterior Door Clerestory Light	50	sf	\$45	\$2,248	
Glass at HG Doors	14	ea	\$350	\$4,900	
Stenciled Numbers On Glazed Overhead Doors					Not Included
					\$7,148
					\$7,148
					\$206,486
					\$206,486

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DIVISION 9 - FINISHES					\$482,000
09 21 16 - GYPSUM BOARD ASSEMBLIES					
<i>Exterior Wall Backup [incl parapets]</i>	3,510	sf	\$22	\$77,220	
- 6" Metal Stud				Included Above	
- 5/8" GWB				Included Above	
- Vapor Barrier [Interior]				Included Above	
- Batt Insulation				Included Above	
- Plywood Sheathing				Included Above	
<i>Interior Partitions</i>					
- Ptn GWB Both Sides 3-5/8 mtl stud	8,610	lf	\$15	\$129,150	
- Plumbing Wall	450	lf	\$22	<u>\$9,900</u>	
				\$216,270	\$216,270
09 50 00 - CEILINGS					
<i>Ceilings</i>	8,270	sf			
- Exposed Structure at Apparatus Bay	4,440	sf		Exposed Structure	
- ACT Ceilings	3,830	sf	\$8	<u>\$30,640</u>	\$30,640
				\$30,640	
09 60 00 - FLOORING					
<i>Floors</i>	8,270	sf			
- Entry Lobby	160	sf	\$15	\$2,400	
- Rubber	1,860	sf	\$10	\$18,600	
- LVT Break Room / Kitchen	760	sf	\$12	\$9,120	
- Epoxy	3,700	sf	\$22	\$81,400	
- Carpet Tile	110	sf	\$5	\$550	
- Fitness Room Floor	170	sf	\$18	\$3,060	
- Raised Floor at Dispatch and Server Room	880	sf	\$30	\$26,400	
- Ceramic Tile	360	sf	\$23	\$8,280	
- Mezzanine	270	sf		No Finish	
<i>Wall Base</i>	1,920	lf			
- Ceramic Tile	210	lf	\$21	\$4,410	
- Epoxy Base	500	lf		Not Required	
- Rubber Base	1,210	lf	\$2.50	<u>\$3,025</u>	
				\$157,245	\$157,245
09 70 00 - WALL FINISHES					
<i>Ceramic Tile [7'-0 h.]</i>	1,460	sf	\$20	\$29,200	
<i>Paint CMU</i>	10,040	sf	\$2.50	\$25,100	
<i>Paint Walls</i>	12,280	sf	\$1.50	\$18,420	
<i>Paint Doors and Frames</i>					
- HM Frames	35	ea	\$100	\$3,500	
- HM Doors	10	lvs	\$125	<u>\$1,250</u>	
				\$77,470	\$77,470
				<u>\$481,625</u>	\$481,625

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DIVISION 10 - SPECIALTIES					\$112,000
10 11 19 - FIXED MARKERBOARDS and TACKBOARDS					
Tackboards				Not Included In This Estimate	
				\$0	\$0
10 14 19 - CUT METAL LETTERS					
Cut Metal Letters - 24" Tall	9	ea	\$500	\$4,500	\$4,500
				\$4,500	
10 14 21 - ARCHITECTURAL DOOR SIGNS					
ADA and MAAB Compliant Interior Signage and Graphics	1	ls	\$5,000	\$5,000	\$5,000
				\$5,000	
10 28 00 - TOILET ACCESSORIES					
Accessible Restrooms - 130 and 131					
- 42" Grab Bars	4	ea	\$60	\$240	
- Coat Hook - Bobrick: B-542	5	ea	\$32	\$160	
- Soap Dispenser - Bobrick: B-4112	5	ea	\$90	\$450	
- Toilet Paper Holder - Bobrick: B-2888	5	ea	\$86	\$430	
- Mirror - Frameless - Bobrick: B-15562436	5	ea	\$235	\$1,175	
- Waste Receptacle - Bobrick: B-220816	5	ea	\$296	\$1,480	
- Sanitary Napkin Disposal - Bobrick: B-270	2	ea	\$42	\$84	
- Shower Curtain Rod - Bobrick: B-6047 x 36	3	ea	\$36	\$108	
- Shower Curtain Ring - Bobrick: (7x) 204-1	21	ea	\$2	\$32	
- Shower Curtain - Bobrick: 204-2	3	ea	\$42	\$126	
Install Toilet Accessories				See Division 6	
				\$4,285	\$4,285
10 44 00 - FIRE PROTECTION ACCESSORIES					
Miscellaneous Equipment					
- Hose and Ladder Racks	1	Allowance	5000		
- 24 Bottle SCBA				Not Included In This Estimate	
- Air Hose Reel				Not Included In This Estimate	
				\$5,000	\$5,000
10 44 16 - FIRE EXTINGUISHERS AND CABINETS					
Portable fire extinguishers	3	ea	\$100	\$300	
Fire extinguisher cabinets-semi recessed	3	ea	\$300	\$900	
				\$1,200	\$1,200
10 51 00 - GEAR RACK STORAGE COMPONENTS					
20" Wide Turnout Gear Lockers	16	ea	\$2,500	\$40,000	
				\$40,000	\$40,000
10 51 01 - PHENOLIC LOCKERS					
Bunk Room Lockers - 30 x 84 Phenolic Lockers	20	ea	\$1,900	\$38,000	
				\$38,000	\$38,000
10 73 16 - CANOPIES					
Manufactured Canopies	120	sf	\$75	\$9,000	
- Apparatus Bay	80	sf		Included Above	
- Exterior Entries (3 Locations)	40	sf		Included Above	
				\$9,000	\$9,000
10 75 00 - FLAGPOLES					
Aluminum Flagpole to Withstand 100MPH min 3'x5' American Flag (CFCI)	1	ea	\$5,000	\$5,000	
	1	ea	\$200	\$200	
				\$5,200	\$5,200
				\$112,185	\$112,185

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DIVISION 11 - EQUIPMENT \$41,000

11 23 00 - LAUNDRY SERVICE EQUIPMENT

Top Load Washer	1	ea	\$1,000	\$1,000	
Single Load Dryer	1	ea	\$1,000	<u>\$1,000</u>	
				\$2,000	\$2,000

11 23 26 - COMMERCIAL WASHERS AND EXTRACTORS

Extractor 65 lb Capacity	1	Allowance	\$30,000	\$30,000	
Washer				Included Above	
Turnout Gear Drying Cabinet				Included Above	
Stainless Steel Sink at Decon Area				Included w/Plumbing	
				\$30,000	\$30,000

11 40 00 - FOOD SERVICE EQUIPMENT

Refrigerator 27.80 cu ft	1	ea	\$2,200	\$2,200	
Dishwasher	1	ea	\$1,000	\$1,000	
Microwave 2.20 cu ft	1	ea	\$800	\$800	
Range - 6 Burner	1	ea	\$3,000	\$3,000	
Range Hood 60"	1	ea	\$1,100	\$1,100	
Disposal	1	ea	\$650	\$650	
				\$8,750	\$8,750
				<u>\$40,750</u>	\$40,750

DIVISION 12 - FURNISHINGS \$11,000

12 24 00 - WINDOW SHADES

Manually Operated Blinds	490	sf	\$12	<u>\$5,880</u>	
				\$5,880	\$5,880

12 48 13 ENTRANCE FLOOR MATS

Recessed Floor Mat at Entry	36	sf	\$60	\$2,160	
Walk Off Mats at Secondary Entries	3	ea	\$110	<u>\$330</u>	
				\$2,490	\$2,490

12 57 00 - INDUSTRIAL FURNITURE

Work Bench	1	Allowance	\$2,500	<u>\$2,500</u>	
				\$2,500	\$2,500
				<u>\$10,870</u>	\$10,870

SITEWORK AREAS

Site Components

Building	8,000	sf	
Concrete			
- Training Pad	1,630	sf	
- Radio Tower Pad	320	sf	
- Apparatus Bay Apron	2,250	sf	
- Sidewalks	2,520	sf	
- Generator Pad	50	sf	
Flagpole / Building Signage Pad	140	sf	
Asphalt Paving	6,550	sf	
<u>Landscaped Areas, assumed Lawns</u>	<u>18,640</u>	sf	
Site Area	40,100	sf	

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SITEWORK						\$536,000
Temporary Works						
- Construction Fence	800	lf	\$7	\$5,600		
- Temporary Barricades and Lights	1	ls	\$2,500	\$2,500		
				\$8,100		
Site Demolition						
Assume Building / Foundations / Septic Tank / On Site Paving etc. Have Been Removed By						
Others						
Miscellaneous Site Demolition						
- Remove Curb at School Street	300	lf	\$14	\$4,200		
- Remove Sidewalks at School Street	1,200	sf	\$5	\$6,000		
				\$10,200		
						\$10,200
Erosion Controls						
Straw Wattles and Silt fence	800	lf	\$7	\$5,600		
Stone Entry Aprons	1,000	sf	\$3	\$3,000		
Concrete Washout Basin	1	ea	\$2,000	\$2,000		
				\$10,600		
						\$10,600
Clear, Grub and Strip Topsoil						
Site Clearing / Strip Topsoil / Haul Away	40,100	sf	\$0.80	\$32,080		
				\$32,080		
						\$32,080
Earthwork						
Rough Grade Site	0	sf	\$0.20	\$0		
				\$0		
						\$0
Building Earthwork						
Exc / Backfill Foundations and Haul Away Excess Mtl	310	lf	\$40	\$12,400		
Slab Gravel w/ Finegrading	341	cy	\$55	\$18,755		
Interior Haunch Shaping (24"+)	500	lf	\$15	\$7,500		
Excavation For Underslab Utilities	1	Allowance	\$10,000	\$10,000		
				\$48,655		
						\$48,655
Grading and Graveling						
- Concrete Paving Sub Grade	288	sf	\$55	\$15,840		
- Asphalt Paving Sub-Grade	187	cy	\$55	\$10,285		
- Stone Under SOG	340	cy	\$55	\$18,700		
				\$44,825		
						\$44,825
SITE IMPROVEMENTS						
Site Concrete						
- Training Pad	1,630	sf	\$16	\$26,080		
- Radio Tower Pad	320	sf	\$16	\$5,120		
- Apparatus Bay Apron [Heavy Duty]	2,250	sf	\$16	\$36,000		
- Sidewalks	2,520	sf	\$14	\$35,280		
- Generator Pad	50	sf	\$16	\$800		
- Flagpole Base and Site Sign Pad	1	ls	\$2,500	\$2,500		
Paving						
- Asphalt Paving	728	sy	\$38.00	\$27,656		
- Utility Trench Patch	1	Allowance	\$15,000	\$15,000		
Curbs						
- Granite Curbs at School Street - assume some re-use of existing	200	lf	\$40	\$8,000		
- PC Concrete Curbs at Parking Lot				Not Included		
				\$156,436		
						\$156,436
Landscaping, Topsoil Placement and Seeding						
Imported Topsoil	397	cy	\$45	\$17,865		
Seeding	18,640	sf	\$0.25	\$4,660		
Landscape / Trees and Plantings	1	Allowance	\$10,000	\$10,000		
				\$32,525		
						\$32,525
Miscellaneous Site Furnishings						
Parking Lot Striping	1	ls	\$3,000	\$3,000		
Site Signs	1	ls	\$15,000	\$15,000		
				\$18,000		
						\$18,000
SITE UTILITIES						
Water Distribution						
Domestic / Fire Service / Hydrant and Connect To Existing	160	lf	\$200	\$32,000		
				\$32,000		
						\$32,000
Sanitary Sewers						
On Site Septic System	1	Allowance	\$35,000	\$35,000		
				\$35,000		
						\$35,000
Storm Water Management						
Stormwater Infiltration System / Roof Leader and Foundation Drain	1	Allowance	\$50,000	\$50,000		
				\$50,000		
						\$50,000
Fuel Distribution Utilities						
Buried Propane Service [ALLOWANCE] Tank by Service Provider	1	Allowance	\$2,500	\$2,500		
				\$2,500		
						\$2,500
Electrical Utilities						
Site Lighting / Secondary Electrical Service / Site Communications	1	Allowance	\$55,000	\$55,000		
				\$55,000		
						\$55,000
				\$535,921		
						\$535,921

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Fire Protection		Date	\$/GSF	Location Factor	Escalation to Today	Seekonk \$/GSF Today	
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Onsett FD HQ	14,720 GSF	26-Aug-19	\$9.59	98%	120%	\$11.24	\$10.56 Average of 4
New Bedford	25,400 GSF	27-Jun-19	\$9.04	98%	121%	\$10.65	
Northbridge FD - Low Bid/Estimate Averaged	28,900 gsf	08-Mar-22	\$9.55	97%	102%	\$9.44	
Dennis FD - Low Bid/Estimate Averaged	22,480 gsf	23-Jul-21	\$10.39	99%	107%	\$10.92	
Cambridge - SD Estimate	40,060 gsf	04-Aug-20	\$7.04	91%	113%	\$7.25	Discount - too big a building

Plumbing		Date	\$/GSF	Location Factor	Escalation to Today	Seekonk \$/GSF Today	
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Onsett FD HQ	14,720 GSF	19-Aug-22	\$28.96	98%	120%	\$33.96	\$32.32 Average of 4
New Bedford	25,400 GSF	19-Jun-22	\$29.09	98%	121%	\$34.28	
Northbridge FD - Low Bid/Estimate Averaged	28,900 gsf	22-Mar-22	\$29.53	97%	102%	\$29.19	
Dennis FD - Low Bid	22,480 gsf	23-Jul-21	\$30.29	99%	107%	\$31.83	
Cambridge - SD Estimate	40,060 gsf	04-Aug-20	\$17.95	91%	113%	\$18.49	Discount - too big a building

HVAC		Date	\$/GSF	Location Factor	Escalation to Today	Seekonk \$/GSF Today	
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Onsett FD HQ	14,720 GSF	19-Aug-22	\$44.30	98%	120%	\$51.94	Different HVAC System
New Bedford	25,400 GSF	19-Jun-22	\$70.00	98%	121%	\$82.50	\$70.80 Average of 3
Northbridge FD - Low Bid/Estimate Averaged	28,900 gsf	22-Mar-22	\$62.97	97%	102%	\$62.25	
Dennis FD - Low Bid/Estimate Averaged	22,480 gsf	23-Jul-21	\$64.37	99%	107%	\$67.64	
Cambridge - SD Estimate	40,060 gsf	04-Aug-20	\$112.28	91%	113%	\$115.69	Different HVAC System

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Electrical		Date	\$/GSF	Location Factor	Escalation to Today	Seekonk \$/GSF Today	
Job							
Onsett FD HQ - Avg. Bid	14,720 GSF	19-Aug-22	\$43.14	98%	120%	\$50.58	\$56.91
New Bedford - Avg. Bid	25,400 GSF	19-Jun-22	\$35.93	98%	121%	\$42.35	Average of 5
Northbridge FD - Low Bid/Estimate Averaged	28,900 gsf	22-Mar-22	\$63.99	97%	102%	\$63.25	
Dennis FD - Low Bid/Estimate Averaged	22,480 gsf	23-Jul-21	\$67.39	99%	107%	\$70.82	
Cambridge - SD Estimate	40,060 gsf	04-Aug-20	\$55.84	91%	113%	\$57.54	

Escalation Calculations

Onsett FD HQ - Avg. Bid	26-Aug-19	100%	6.5%
	26-Aug-20	100%	100%
	26-Aug-21	107%	107%
	28-Jul-22	113%	113%
			120%
			106%
New Bedford - Avg. Bid	27-Jun-19	100%	6.5%
	27-Jun-20	100%	100%
	27-Jun-21	107%	107%
	27-Jun-22	113%	113%
			121%
Northbridge FD - Low Bid/Estimate Averaged	8-Mar-22	100%	6.5%
	28-Jul-22	100%	102%
Dennis FD - Low Bid/Estimate Averaged	23-Jul-21	100%	6.5%
	28-Jul-22	100%	100%
			107%
Cambridge - SD Estimate	4-Aug-20	100%	6.5%
	4-Aug-21	100%	100%
	4-Aug-22	107%	107%
			113%