

**Town of Wallingford
Police Station Steering Committee
REGULAR MEETING
Thursday August 10, 2023**

A Regular Meeting of the Police Station Steering Committee was held on Wednesday August 10, 2023 in the Collins Room at the Wallingford Public Library, 200 North Main Street, Wallingford, Connecticut.

The meeting was called to order at 10:02 AM by Alison Kapushinski, Chairperson.

Committee Members in Attendance:

Alison Kapushinski
Vincent Cervoni

Rob Baltramaitis
Rich Heidgerd

Others in Attendance:

Chief John Ventura - WPD
Jim Russo – JRR, LLC
Sean Slain – Downes Const.
Norm Boucher (remotely) - CDCG

Dep. Chief Anthony DeMaio - WPD
Jeff Vosburgh – Downes Const.
Andrew Whitehouse – Jacunski Humes

AGENDA ITEMS:

1. Accept minutes from July 13, 2023 Regular Meeting

A motion was made by Vincent Cervoni to accept the meeting minutes from the July 13, 2023 Regular Meeting. The motion was seconded by Rich Heidgerd. The vote was UNANIMOUS to approve the motion with Kapushinski, Baltramaitis, Cervoni and Heidgerd voting.

2. Public Comment

There were no members present from the public.

3. Discussion and possible action regarding Guaranteed Maximum Price (GMP) Amendment No. 3

- Norm Boucher from CDCG was presently remotely to address any questions.
- The Wallingford Town Council approved a Bond Ordinance Amendment on July 11, 2023 for \$1.55M for the construction of a tower and installation of radio communications system.
- This GMP Amendment includes the construction of the tower/foundation and two contractor allowances (an additional \$130k for grounding and \$25k for installation of cabling and antenna by NORCOM), and overhead & profit.
- This GMP does not include Motorola's work as that is an owner soft cost (see Item #5).
- Assumptions and clarifications have been reviewed by Purchasing Department.
- Ms. Kapushinski reminded the Committee that the cost is based on pricing from the second place tower bidder. After reviewing their qualifications, it appears that the lowest bidder is responsive and competent and there will likely be a credit back to the Town of

approximately \$120k. Mr. Cervoni confirmed that this will not cause the project to be “over-bonded”.

A motion was made by Vincent Cervoni to approve GMP Amendment 3.0 dated June 14, 2023 in the amount of \$433,398.20. The motion was seconded by Rich Heidgerd. The vote was UNANIMOUS to approve the motion with Kapushinki, Baltramaitis, Cervoni and Heidgerd voting.

4. Discussion and possible action regarding Bid 22-160 Communications Tower and Foundations at 100 Barnes Road

- This work went out for public bidding through the Wallingford Purchasing Department.
- Three (3) bids were received, with the lowest bidder, Elevated Consulting LLC, submitting a price of \$118,107.20. This price is based on an actual foundation design effort undertaken by Elevated Consulting.
- Mr. Boucher is familiar with the proposed tower manufacturer and the bidders references and work scope were reviewed and found to be acceptable.

A motion was made by Vincent Cervoni to award Public Bid #22-160 Communications Tower and Foundation to Elevated Consulting, LLC for the amount of \$118,107.20. The motion was seconded by Rich Heidgerd. The vote was UNANIMOUS to approve the motion with Kapushinki, Baltramaitis, Cervoni and Heidgerd voting.

5. Discussion and possible action regarding Quote from Motorola Solutions for Radio Communications at 100 Barnes Road

- The quote from Motorola is described in a letter dated July 3, 2023 and has been developed over a period of time after defining the scope and care to not duplicate tasks of other contractors/ vendors.
- The Wallingford Town Council granted a Bid Waiver to utilize Motorola Solutions at their meeting on July 11, 2023.
- The proposed cost is based on Prevailing Wage pricing, as required.
- Mr. Cervoni clarified that while described as a “relocation” by Motorola, that most equipment will be new and it is the ‘service’ that is being relocated.
- Mr. Vosburgh noted that additional surge protection equipment may be necessary for Motorola’s equipment and there could be an additional cost.

A motion was made by Vincent Cervoni to hire Motorola Solutions for Radio Communications work outlined in a letter dated July 3, 2023 prepared by Julie Reibold and Jack Ahern with a total cost of \$1,042,886.00. The motion was seconded by Rich Heidgerd. The vote was UNANIMOUS to approve the motion with Kapushinki, Baltramaitis, Cervoni and Heidgerd voting.

6. Update from Police Department – Chief Ventura

- Deputy Chief DeMaio provided the architect with additional information regarding the internal gym layout and equipment.
- There was discussion on providing hard wired power to all restroom lavatories, toilets and urinals for automatic valves or provide battery operated units. While the project calls for some of the fixtures to be automatic with hard wiring, it is preferable to make all fixtures

automatic. By going to battery units, there may be a small credit back to the Town. A change to all wired units could result in a cost increase of approximately \$40k. Most automatic valves utilize common batteries.

7. Update from Design Team – Jacunski Humes

- Andrew Whitehouse stated that they had recently met with the Wallingford Fire Marshal regarding fire apparatus access around the north side of the building. Minor site revisions including curb geometry, pavement markings and provision of an additional hydrant may address the concerns by the Fire Marshal.
- The design team has an early indication that the design waiver to NOT provide a fire suppression system in the Firearms Training Building may NOT be approved by the State Fire Marshal. If and when this is confirmed, design revisions for a fire suppression system will need to occur.

8. Update from Owner's Representative – Russo

- Based on Committee actions today, the radio communications and tower work will be authorized as of August 12, 2023.
- Public bids have gone out for an internal shelving package as of today. Bids are due back in three weeks (August 31st).
- Final approval has been obtained from the Wallingford Electric Division on relocation of the electrical transformer and meter. The work needs to be scheduled.
- Downes project schedule still shows the original delivery date for the electrical switchgear. As we have been notified that delivery will be delayed, the overall project schedule should be modified accordingly.

9. Update from Construction Manager – Downes

- Jeff Vosburgh gave an update on the project finances including the anticipated GMP (including proposed change orders), the Construction managers contingency and allowances.
- Mr. Vosburgh also reviewed the overall project schedule.
- Mr. Vosburgh advised that there will be a forthcoming proposed change order for additional drainage required to be installed around the out buildings. There will also be a proposed change order for sanitary sewer revisions as the as-built conditions were not as reflected on the existing condition plans.

10. Discussion and possible action regarding Payment Applications/ Invoices and Change Orders

10.a. Payment Applications/Invoices

- The Downes Application for payment #5 dated July 31, 2023 has been reviewed by the design team and has been corrected by Downes to reflect employee vacation time per the Owner-Contractor agreement.

A motion was made by Vincent Cervoni to approve the following payment applications/invoices:

Company Name	Invoice No.	Invoice Date	Payment Amount
Downes	0005	7/31/2023	\$1,090,293.54
JR Russo	9	7/31/2023	\$4,455.00
Jacunski Humes	23228	8/1/2023	\$9,800.00

The motion was seconded by Rich Heidgerd. The vote was UNANIMOUS to approve the motion with Kapushinki, Baltramaitis, Cervoni and Heidgerd voting.

10.b. Change Orders

10.b.i. PCO #23B: \$73,397.70 for upgrading cable from CAT6 to CAT6A.

- Jim Russo described that runs exceeding 150 feet in length will be upgraded from CAT6 to CAT6A. Some of the shorter runs with heavy data usage will also be upgraded.

A motion was made by Rich Heidgerd to approved Proposed Change Order #023B in the amount of \$73,397.70. The motion was seconded by Vinny Cervoni. The vote was UNANIMOUS to approve the motion with Kapushinki, Baltramaitis, Cervoni and Heidgerd voting.

10.b.ii. PCO #78R1: \$22,232.73 for providing walkway pads around the main mechanical equipment on the roof.

- This PCO requires less roof pavers than originally proposed. As requested by the Committee, the proposal includes pavers at the mechanical units, only. The PCO also includes additional safety rail required on the Firearms training building.

A motion was made by Vinny Cervoni to approved Proposed Change Order #078R1 in the amount of \$22,232.73. The motion was seconded by Rich Heidgerd. The vote was UNANIMOUS to approve the motion with Kapushinki, Baltramaitis, Cervoni and Heidgerd voting.

10.b.iii. PCO #133: \$21,611.33 for painting of spray foam as required for fire protection

- This PCO is for additional spray foam application for fire protection after discussion with the Fire Marshal. The additional material will also provide an acoustical benefit.
- This alternative was selected as the most economical solution rather than additional sheetrock gypsum.

A motion was made by Vinny Cervoni to approved Proposed Change Order #133 in the amount of \$21,611.33. The motion was seconded by Rich Heidgerd. The vote was UNANIMOUS to approve the motion with Kapushinki, Baltramaitis, Cervoni and Heidgerd voting.

10.b.iv. Committee Chairperson approved change orders (less than \$15k from Owners Construction Allowance:

- Ms. Kapushinski stated that PCO #110: \$8,044.00 was approved by the Chairperson for Water & Sewer connection fees.

10.b.v. Purchasing approved change orders (less than \$15k from Owner Contingency):

- Ms. Kapushinski described the following change orders that were approved by the Purchasing Department:
 1. PCO #23A: \$7,371.96 for cable tray revisions (Cat 6 to Cat6A)
 2. PCO #57: \$6,520.94 to raise existing cleanouts to top of floor slab
 3. PCO #74R1: Credit of \$3,333.04 for thickened slab in detention area
 4. PCO #84B: \$5,946.34 for conduit for building signage
 5. PCO #85: \$11,851.55 for additional roof blocking
 6. PCO #97: \$1,170.02 for toilet accessories
 7. PCO #98: \$4,830.12 for thickened slab in dispatch
 8. PCO #100: \$1,458.18 to change roof panel thickness

10.c. Requests for Information/Submittals

10.c.i. Some additional discussion was had regarding the automatic flush valves to be installed on plumbing fixtures (see Item 6). Downes will work on developing a proposed cost for changing to ALL hard wired units as well as a credit price for changing to ALL battery powered units.

10.c.ii. A discussion was had regarding the mock-up panel depicting the decorative stone façade. There are concerns that where the stone is cut for the 'rounded' ledge, its appearance differs from the flat face. Committee members may visit the site as time permits to inspect the mockup panel and discussion may continue at an upcoming Special Meeting.

11. Committee Member Updates

- Ms. Kapushinski explained that the construction material testing/ inspection company needs to provide supporting data to justify their invoicing.

12. Other business

- Mr. Baltramaitis asked if Downes has had success transferring the utility accounts into their name. Mr. Vosburgh is to check the status with his office staff.
- The Committee will schedule a Special Meeting to be held on August 23, 2023 at 9:30 AM; location to be determined.

A motion was made by Vincent Cervoni to adjourn the meeting at 11:17 AM. The motion was seconded by Rich Heidgerd. The vote was UNANIMOUS to adjourn the meeting with Kapushinski, Baltramaitis, Cervoni and Heidgerd voting.

Prepared by:



Robert Baltramaitis, Committee Member

Attachment: sign-in list