

Wallingford Police Station Steering Committee

REGULAR MEETING MINUTES

Thursday November 9, 2023

Wallingford Public Library

200 North Main Street

Collins Room, Lower Level

Present: Steering Committee Members: Alison Kapushinski, William Wright (depart at 10:40), Richard Heidgerd, Rob Baltramaitis (depart at 10:53), Vincent Cervoni (depart 11:15) & Jon Walworth, (all signified below by initials)

Other Attendees: John Ventura, Police Chief; Anthony DeMaio, Deputy Chief (part time); Andrew Whitehouse, Jacunski Humes Architects; Jeff Vosburgh, Downes Construction; Jim Russo, OCR

Meeting Called to Order at 10:03 AM

Agenda Items

1. Motion to accept minutes from October 12, 2023 Regular Meeting

Made by BW, Seconded by RH

Aye: RH, WW, RB, JW, AK

No

Abstain: VC

2. Public Comment: None

3. Motion to approve 2024 PSSC Meeting Schedule as Submitted (see attached)

Made by RH, Seconded by WW

Aye: Unanimous

No

Abstain

4. Update from Police Department - JV and AD

Deputy Chief DeMaio presented concerns emanating from the visit to the Windsor PD including Power Supply at work stations (to be provided via powered desks rather than additional outlets); Power Supply at Dispatch Area (to be checked upon finalization of Dispatch Consoles, as walls are still open in dispatch); Ceiling Tiles (to be priced for upgrade in Administration Area commensurate with those in Public Areas); IT Bid specifications (to be refined at a following meeting); Smart Board attributes (awaiting Chief's outline of needs); Furniture specifications (to be refined following a visit to Stamford PD designed by JH); Phone Consultant bid (awaiting forthcoming draft).

5. Update by Design Team - A. Whitehouse

Future EV power requires service and conduit realignment; Code Modification request to waive sprinklers in Training Area rejected by State, consensus to therefore proceed with adding sprinklers in PCO at about \$150k; resolution of Detention Basin capacity potentially influenced by higher than normal rainfall this year; PCO for laminated panels.

6. Update from Owners Representative - J. Russo

Project schedule tracking well; a visit to the Windsor PD was conducted together with JV and AD on 10/27/23; CAT 6 and 6a wire colors were assigned.

7. Update from Construction Manager – JV from Downes

An update was presented as per the attached summary as well as Tower foundation; corrective measures required at selected existing floor slabs due to moisture and salt content present, additional testing on-going.

8a. Motion to enter Executive Session pursuant to CGS 1-225(f) and Section 1-200(6)(C) regarding devices affecting public security.

Made by JW Seconded by RH

Aye: JW, RH, VC, AK

No 0

Abstain 0

8b. Motion to come back into public session

Made by RH Seconded by JW

Aye: AK, RH, JW

No 0

Abstain 0

9. Discussion and possible action regarding:

a. Payment Applications/Invoices

Company Name	Invoice No.	Invoice Date	Payment Amount
Downes	0008	10/31/2023	\$2,558,584.22
JR Russo	12	10/31/2023	\$5,670.00
Jacunski Humes	23317	11/1/2023	\$9,800.00

Motion to approve the above invoices:

Made by RH, Seconded by JW

Aye: AK, RH, JW

No 0

Abstain 0

b. Motion to approve Change Order for Inner Space Systems in the amount of \$1,650.00:

Made by JW, Seconded by RH

Aye: AK, RH, JW

No 0

Abstain 0

c. Motion to approve PCO #119 in the amount of \$44,990.04

Made by JW, Seconded by RH

Aye: AK, RH, JW

No 0

Abstain 0

d. Motion to approve PCO #143 in the amount of \$76,075.33:

Discussion on the factors leading up to this change including the complex steps required to make structural and mechanical alterations during construction to accommodate the added weight of rooftop condensers due to lack of structural drawings and assumptions made during design

Made by JW, Seconded by RH

Aye: AK, RH, JW

No 0

Abstain 0

e. Motion directing Jacunski Humes to proceed with the design and pricing for Option #2 as discussed in Executive Session

Made by RH, Seconded by JW

Aye: AK, RH, JW

No 0

Abstain 0

10. Motion to Adjourn at 11:55

Made by RH, Second by JW

Aye: AK, RH, JW

No 0

Abstain 0

Respectively submitted by Jon Walworth November 9, 2023

ATTACHMENTS

2024 Meeting Schedule

Downes Construction Co. – 11/9/23 Mangers Progress Report

Wallingford Police Station Steering Committee Meeting Schedule 2024

10:00 AM

**Wallingford Public Library
200 North Main Street
Collins Room, Lower Level**

January 11, 2024

February 8, 2024

March 14, 2024

April 11, 2024

May 9, 2024

June 13, 2024

July 11, 2024

August 8, 2024

September 12, 2024

October 10, 2024

November 14, 2024

December 12, 2024

November 9th, 2023

Town of Wallingford, CT
Additions & Renovations to 100 Barnes Road

Subject: Downes Construction Managers Progress Report

1. Project Update

A. Project Financial Summary

Original GMP	\$	28,011,720.90
Approved Proposed Change Orders	\$	<u>586,637.58</u>
Total Revised GMP	\$	28,558,796.48
Pending/Approximate Change Order Requests	\$	<u>803,003.37</u>
Total Anticipated GMP	\$	29,401,361.85

Construction Manager's Construction Contingency	\$	1,315,474.81 included in above/GMP
Approved PCOs	\$	<u>170,323.58</u>
Pending PCOs	\$	<u>280,547.84</u>
Remaining CM Contingency	\$	864,603.39

Construction Manager's Allowance Totals	\$	1,232,850.28 included in above/GMP
Actual Expenditures	\$	<u>672,133.27</u>
Projected Expenditures	\$	<u>560,717.01</u>
Remaining CM Allowance	\$	37,088.43

B. Schedule Update

I.) Work Completed

- Wall Framing & Blocking
- Electrical Rough-in
- Fire Protection Piping
- Interior Masonry Install Steel Erection for Sallyport & Front Entry
- Waterproofing of Outbuildings
- Drywall Installation
- Headquarters Roof Replacement & Curb Install
- Precast Plank Installation

II.) Work In Progress

- Ductwork Install
- HVAC Piping
- HVAC Equipment
- Existing Building Steel Reinforcement
- Interior Masonry Install
- Site Utilities for Storm, Water & Electrical
- Site Sanitary West Side
- Storm Utility Work
- Drywall Taping & Sanding
- Communications Tower Foundations
- Window Install
- Prime Painting

III.) Work to Begin

- Communications Tower Foundations
- Manufactured Metal Building Install
- Sallyport Slab Install
- Manufactured Metal Building Slab Install
- Ceiling Grid

C. Critical Items / Items for Discussion / ROM PCOs

- Firearms Training Center Revisions / Cost Impacts – PCO #144 - \$150,000.00 ROM
- Firearms Training Center Power Requirements for MAU PCO #TBD - \$TBD
- Flooring Existing Slab Contamination Due to Salt Content – PCO #105 \$87,000.00 ROM
- Resfasten Window Blocking Head & AVB Added - \$26,000.00 ROM
- RFI #308 – Front Canopy Stiffener Steel Added - \$30,000.00 ROM

2. PCOs Approved Since Last Meeting (No Action Required – Less than \$15,000.00)

- a. PCO #001 – Cornerguards Required per Base Bid - \$1,987.02
(In Scope/CM Contingency)
- b. PCO #005C – ASI #005R1 – Lightning & Grounding Protection - \$0.00
(In Scope/CM Allowance)



DOWNES CONSTRUCTION COMPANY

- c. PCO #039 – ASI #28 R1 – Maintenance Building Foundation Revisions - \$0.00
(In Scope/CM Allowance)
- d. PCO #054 – RFI #40/#98 – Existing Curtain Drain Demolition - \$2,941.80
(Out of Scope/Owner Contingency)
- e. PCO #060 – RFI #091 – Interior Utility Trench Rock Removals – \$1,845.16
(Out of Scope/Owner Contingency)
- f. PCO #065 – RFI #75 – Stem Wall CMU Replace with Concrete - \$2,127.27
(Out of Scope/Owner Contingency)
- g. PCO #069A – RFI #092 – Boiler Flue Reconciliation - (\$392.03)
(Out of Scope/Owner Contingency)
- h. PCO #090A – ASI #024 – Comm Room Modifications – Delete Access Flooring - \$9,793.74
(Out of Scope/Owner Contingency)
- i. PCO #106 – RFI #149 – Plywood Blocking Required for Windows – \$0.00
(In Scope/CM Allowance)
- j. PCO #116 – ASI #036 – Fume Capture Hoods in Firearms Building – \$5,429.65
(Out of Scope/Owner Contingency)
- k. PCO #120R1 – RFI #173 – Credit Plumbing Electrical for Fixtures – (\$3,492.33)
(Out of Scope/Owner Contingency)
- l. PCO #132 – ASI #025R1 – Mop Sink Added in Firearms Building – \$12,483.86
(Out of Scope/Owner Contingency)
- m. PCO #145 – FTC Unistrut Added Labor/Additional Mobilization – \$6,030.10
(In Scope/CM Allowance)
- n. PCO #153 – RFI #191 – EV Transformer Spare Primary Added - \$8,153.24
(Out of Scope/Owner Contingency)
- o. PCO #160 – RFI #201 – Surge Protection Added for Electrical Devices for Grounding – \$0.00
(In Scope/CM Allowance)
- p. PCO #161 – ASI #042 – Electrical Added for Owner & Central Vacuum – \$12,212.91
(Out of Scope/Owner Contingency)
- q. PCO #162 – RFI #191 – Spare Electrical Primary Conduit for HQ - \$13,529.07
(In Scope/CM Contingency)
- r. PCO #164 – RFI #227 & ASI #045 Electrified Door Hardware - \$3,439.50
(Out of Scope/Owner Contingency)
- s. PCO #168 – RFI #247 – Change to Overhead Door Plate- \$1,500.00
(In Scope/CM Contingency)
- t. PCO #170 – Welding Rebar to OH Doors in Field for Masonry - \$2,146.00
(In Scope/CM Contingency)
- u. PCO #177 – RFI #262 - CAT 6A for Fingerprinting Machine- \$1,223.30
(Out of Scope/Owner Contingency)
- v. PCO #181 – RFI #247 – Change to Overhead Door Plate- \$1,082.56
(In Scope/CM Contingency)

Summary

- **CM Contingency Overall Change \$26,274.75**
- **Owner Contingency Overall Change \$55,766.07**

i. PCOs Requiring Approval (Action Required – Greater than \$15,000.00)

PCO Approvals

- a. PCO #034B – ASI #009 – East Side Sanitary – Out of Scope/Funded from CM Contingency - \$145,156.65
- b. PCO #119 – ASI #044 – Solarium Wall Demo & Reconstruction – Out of Scope/Existing Condition \$44,990.04
- c. PCO #143 – RFI #202 – Added Steel For RTU2/DOA2 and Condensing Unit Relocations - Out of Scope/Existing Condition - \$76,075.32

j. Order of Magnitude/Pending Revisions – Action/Discussion Required

- a. Ceiling Tile Revisions per PD Request - \$15,000.00
- b. Firearms Training Electrical Modifications
 - i. Option 1 - \$55,000.00 to \$65,000.00 inc soft costs
 - ii. Option 2 - \$110,000.00 to \$125,000.00
- c. Bullet Resistance Options
 - i. Option 1 – \$35,000.00 ROM
 - ii. Option 2 – \$55,000.00 ROM
- d. PCO #132 – ASI #025R1 – Mop Sink Added in Firearms Building - Discussion item only.

k. Requisition Approvals

- a. October 2023 AIA Payment Application #08 = \$2,558,584.22



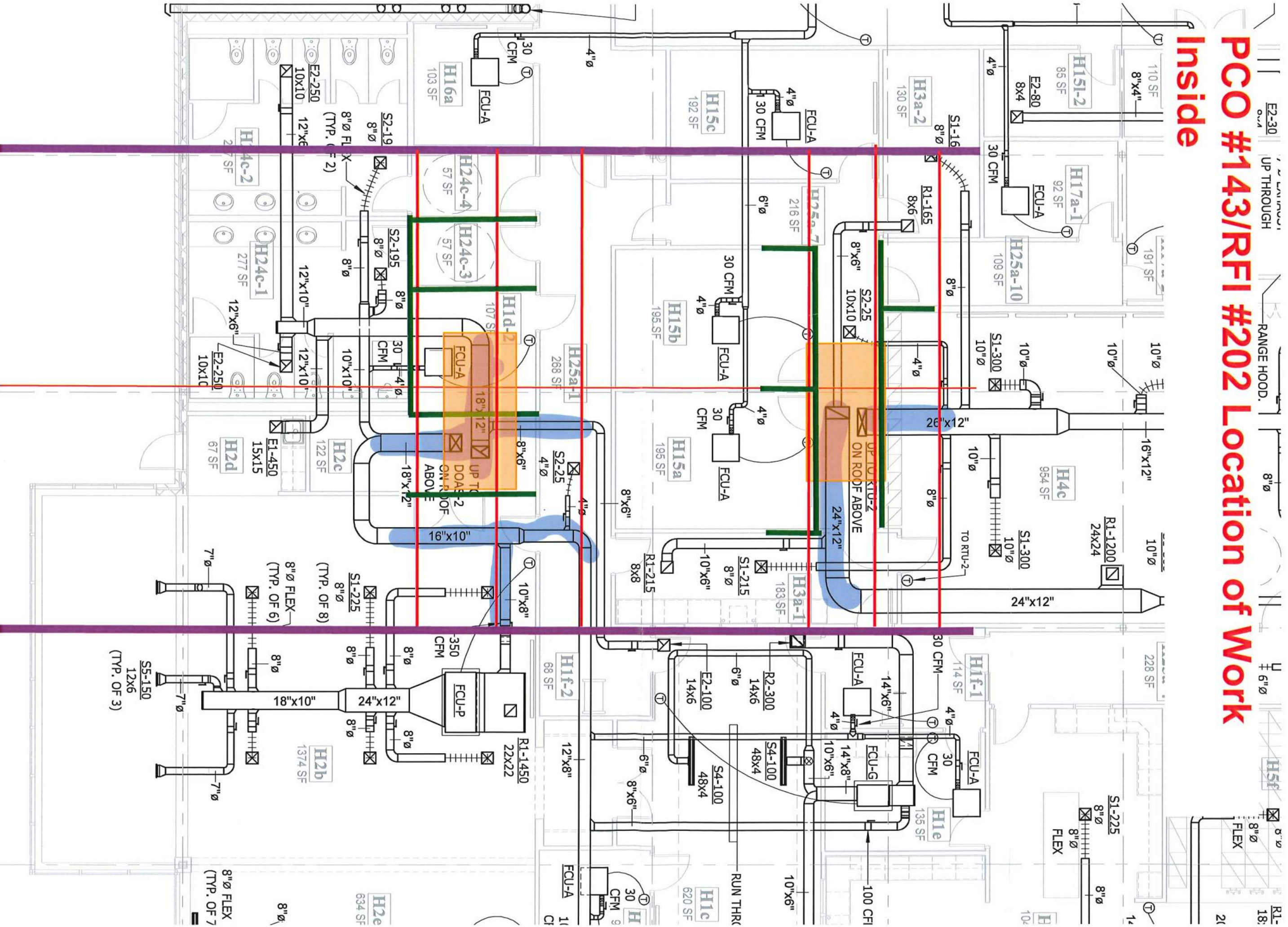






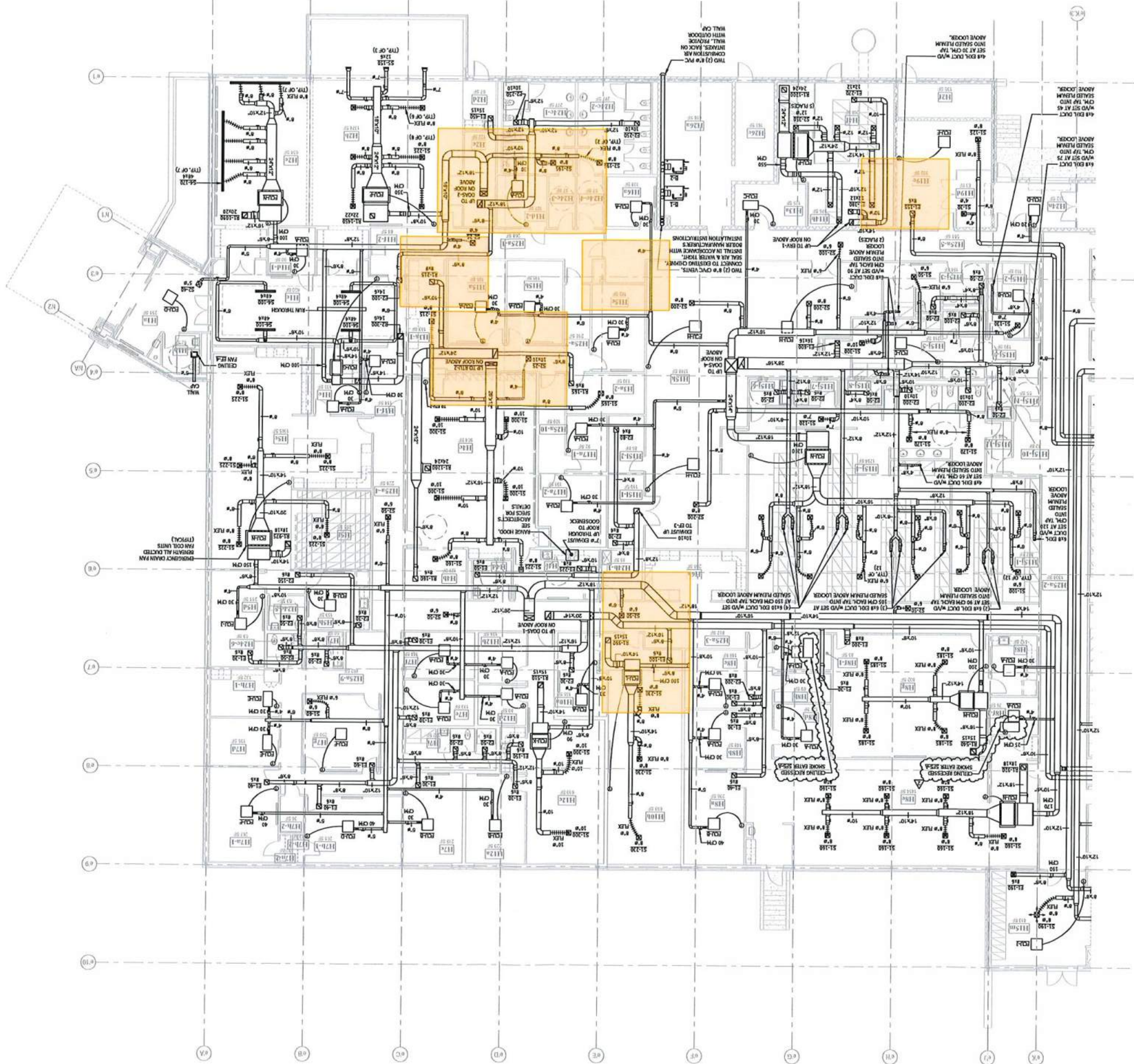
PCO #143/RFI #202 Location of Work

Inside



Mechanical Plan - South

Scale: 1/8" = 1'-0"



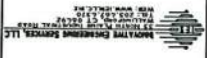
DATE: September 21, 2022
 SCALE: 1/8" = 1'-0"
 PROJECT NO.: M-1.1

MECHANICAL PLAN - SOUTH

JACUNSKI HUMES ARCHITECTS, LLC
 SUITE 101
 15 MASSIMO DRIVE
 BENTON, CT 06037
 TEL: 860-828-9291
 FAX: 860-828-9233

**ADDITIONS AND RENOVATIONS
 TO
 100 BARNES ROAD
 WALLINGFORD
 CONNECTICUT**

NO.	DATE	DESCRIPTION
1	11/22/22	ADDENDUM NO. 2
2	07/17/23	RFP #104



WALLINGFORD ENGINEERING SERVICES, LLC
 100 BARNES ROAD
 WALLINGFORD, CT 06495
 TEL: 860-291-1111
 FAX: 860-291-1112
 WWW.WES-LLC.COM