

Wallingford Police Station Steering Committee Agenda
REGULAR MEETING

Thursday December 14, 2023 @ 10AM

Wallingford Public Library

200 North Main Street

Collins Room, Lower Level

MINUTES

Members Present:

Kapushinski

Walworth

Cervoni

Heidgerd

Baltramaitis

Wright

Others:

Andrew Whitehouse-Jacunski Humes (left at 11:23)

Jeff Vosburgh-Downes Construction

Jim Russo, JRR LLC.

Call meeting to order – 10:02

Agenda Items

1. Accept minutes from November 9, 2023 Regular Meeting and November 16, 2023 Special Meeting

Accept minutes from November 9, 2023 Regular Meeting:

1st: Heidgerd

2nd: Walworth

In Favor: Unanimous

Accept minutes from November 16, 2023 Special Meeting as amended:

1st: Heidgerd

2nd: Wright

In favor: Wright, Heidgerd, Kapushinski

Abstain: Cervoni, Baltramaitis, Walworth

2. Public Comment – None

3. Discussion and possible action regarding the Building Dedication Plaque
Whitehouse presented the Committee with Option A and Option B for the plaque. Consensus was taken that JHA should proceed with Option B, including Deputy Chief DeMaio and Jim Russo.
4. Update from Police Department – None
5. Update from Design Team
Whitehouse gave an overview of project status.
6. Update from Owner's Rep
Russo: Project is progressing well. Work is ahead of schedule by 4-5 weeks. Phone system being designed. Dispatch furniture design is completed, getting ready for bid.
Jim Russo prepared a document outlining the tasks that need to be completed and who is responsible for the tasks. Committee discussed the tasks that need to be completed.
7. Update from Construction Manager
Vosburgh gave an overview of the Downes Construction Managers Progress Report (attached). Vosburgh facilitated a discussion on flooring and existing slab with high salt content. Options were presented in a document (attached) and discussed to remedy salt content by shaving down existing concrete floor and filling in with new material, then installing the new flooring on top of that. Downes has sent samples to an independent lab for confirmatory testing. The committee will await results before deciding which avenue to pursue.
8. Discussion and possible action regarding:
 - a. Payment Applications/Invoices:
Motion #3: Approve invoices as presented by Kapushinski to include:
Downes Construction: \$1,592,150.74
JR Russo: \$6,918.75
Jacunski Humes: \$9,800.00
Special Testing Laboratories, Inc.: \$1,350.00
1st: Wright
2nd: Baltramaitis
In Favor: Unanimous
 - b. Change Orders
Motion to approve PCO #136 in the amount of \$17,228.79:
1st: Cervoni
2nd: Heidgerd
In favor: Unanimous

Motion to approve PCO #231A in the amount of \$23,254.30:

1st: Cervoni

2nd: Walworth

In favor: Unanimous

Motion to approve PCO #235 in the amount of \$19,987.00:

1st: Walworth

2nd: Cervoni

In favor: Unanimous

c. Requests for Information/Submittals – None

9. Committee Member Updates – None

10. Other business – None

Motion to adjourn at 11:35

1st: Walworth

2nd: RVB

In favor: Unanimous

Option A

ORDER #: 6618001

CUSTOMER PO #: WALLPOL PLQ

SALESPERSON: Dawn M. @ ext 1825

DATE: 11/22/2023

Page: 1/1

PRECISION TOOLED PLAQUE

- MATERIAL - BRONZE
- SIZE - 36"WX24"H
- QTY - 1
- DEPTH - 5/16" Thick: Painted Edges
- SHAPE - Rectangle(or Square)
- COPY - Raised Copy-Horizontal Stroke
- FINISH - Leatherette-w/Brushed Surface
- BORDER - BEVEL-Single Line Border
- COLOR - 1315-Dark Oxide Painted
- STYLE - Times NEW Roman
- CLEAR - Satin
- MOUNT - (4) 1/4-20" Machine Screws-CtrSink
- ROSETTES - R-1 Rosette:1/2"dia.BZ 2756ptd
- PATTERN - Yes



- RAISED Bronze
- RECESSED 1315 Dark Oxide



VERSION: 3 Used customers revised art file.

HM

PLEASE NOTE THE FOLLOWING:

Kerned text to allow for production method
Screws will be painted the background color

Artist: Heather McLean | Ext: 3238

RTF: 2458220

Option B

3'-0"

2'-0"

CONVERSION TO
WALLINGFORD POLICE
HEADQUARTERS

BUILDING COMMITTEE
ALISON KAPUSHINSKI - CHAIR

ROBERT BALTRAMAITIS
RICHARD HEIDGERD
(RETIRED FIRE CHIEF)

JON WALWORTH
WILLIAM WRIGHT
(RETIRED CHIEF OF POLICE)

MAYOR
WILLIAM W. DICKINSON, JR.

CHIEF OF POLICE
JOHN VENTURA

DEPUTY CHIEF OF POLICE
ANTHONY DEMAIO

TOWN COUNCIL CHAIRMAN
VINCENT CERVONI

2024

JACUNSKI HUMES ARCHITECTS, LLC
DOWNES CONSTRUCTION COMPANY, LLC
J. R. RUSSO, LLC

December 14th, 2023Town 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>763,616.11</u>	
Total Revised GMP	\$	28,775,337.01	
Pending/Approximate Change Order Requests	\$	<u>737,609.85</u>	
Total Anticipated GMP			\$ 29,512,946.86
Construction Manager's Construction Contingency	\$	1,315,474.81	included in above/GMP
Approved PCOs	\$	<u>365,691.13</u>	
Pending PCOs	\$	<u>108,635.97</u>	
Remaining CM Contingency			\$ 820,793.84
Construction Manager's Allowance Totals	\$	1,232,850.28	included in above/GMP
Actual Expenditures	\$	<u>734,219.23</u>	
Projected Expenditures	\$	<u>470,389.44</u>	
Remaining CM Allowance			\$ 42,041.24

B. Schedule Update

I.) Work Completed

- Precast Plank Installation
- Ductwork Install
- Interior Masonry Install
- Communications Tower Foundations
- Window Install
- Site Sanitary West Side

II.) Work In Progress

- HVAC Piping
- HVAC Equipment
- Existing Building Steel Reinforcement
- Site Utilities for Storm, Water & Electrical
- Site Sanitary East Side
- Storm Utility Work
- Drywall Taping & Sanding
- Data Cabling Install
- Prime Painting
- Ceiling Grid
- Manufactured Metal Building Install
- Firearms Training Slab Partial Pour

III.) Work to Begin

- Sallyport Slab Install
- Manufactured Metal Building Slab Install
- Ceramic Tiling
- Detention Area Ceilings & Bunks
- Floor Remediation/Shaving
- Finish Flooring
- Communications Room Fit-Out
- Firearms Water & Fire Line
- Firearms Roof

C. Critical Items / Items for Discussion / ROM PCOs

- PCO #105 - Flooring Existing Slab Contamination Due to Salt Content – PCO #105 \$50,000.00 to \$260,000.00 ROM – **See packet for Discussion.**
- PCO #144 - ASI #038/ASI #055 - Firearms Training Center Revisions / Cost Impacts – PCO #144 - \$150,000.00 ROM
- PCO #182 - Refasten Window Blocking Head & AVB Added - \$26,000.00 ROM
- PCO #219 - RFI #308 – Front Canopy Stiffener Steel Added - \$55,000.00 ROM
- PCO #223 - ASI #054 - Firearms Training Center Power Requirements - \$40,000.00 - \$50,000.00 ROM

- PCO #224 – ASI #056 – Owner Door Revisions at Lobby - \$70,000.00 ROM
- Firearms Training Electrical Issues Continued – Meter Socket Long Lead Time – 57 Weeks.
- Fire Suppression Revisions for Communications Room & Dispatch per Town Risk Meeting
- Detention Basin Review Next Week

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

- a. PCO #032A – ASI #009 – West Side Sanitary Final Adjustments - \$6,729.30
(Out of Scope/Owner Contingency)
- b. PCO #034B R1 – ASI #009 – East Side Sanitary Final Adjustments - \$114,913.11
(In Scope/Out of Scope/CM – Owner Contingency)
- c. PCO #056 – ASI #056 –Northeast Storm Discharge Repairs- \$4,588.48
(Out of Scope/Owner Contingency)
- d. PCO #066 – RFI #108 –Detention Area CMU Wall Mods- (\$11,264.63)
(Out of Scope/Owner Contingency)
- e. PCO #086 – RFI #106 –Fascia Clarifications– (\$1,950.00)
(Out of Scope/Owner Contingency)
- f. PCO #108 – RFI #144 –Existing Storm Piping Relocation- \$5,665.77
(Out of Scope/Owner Contingency)
- g. PCO #119 – ASI #044/ RFI#171/RFI #297 –Solarium Wall Rebuild- \$44,990.04
(Out of Scope/Owner Contingency)
- h. PCO #125 – ASI #024 –Water Meter & Connection Fees for Maint. Building - \$10,802.27
(Out of Scope/Owner Contingency)
- i. PCO #142 – RFI #123 –Sag Rod Column Added– \$7,125.24
(Out of Scope/Owner Contingency)
- j. PCO #143 – RFI #202 – Added Steel for Condensing Unit – \$76,075.33
(Out of Scope/Owner Contingency)
- k. PCO #143A R1 – RFI #202 –Added Steel for Condensing Unit – Reconciliation – \$1,063.02
(Out of Scope/Owner Contingency)
- l. PCO #151 – ASI #041 – Owner Revisions / RFI #290 – (\$721.36)
(Out of Scope/Owner Contingency)
- m. PCO #155 – RFI #232 –Roof Drain Frame Modifications– \$12,271.00
(In Scope/CM Allowance)
- n. PCO #163 – ASI #046 , ASI #048 / RFI #213 –VRF Revisions - \$14,813.81
(Out of Scope/Owner Contingency)
- o. PCO #171 – Demo & Lead Reconciliation Remediation Costs– \$14,200.68
(Out of Scope/Owner Contingency)
- p. PCO #172 –RFI #257–Pedestal Costs– \$3,800.38
(In Scope/CM Contingency)
- q. PCO #174 – ASI #037/ ASI #041/ RFI #158 –Monitor Adjustments/Deletions- \$2,280.93
(Out of Scope/Owner Contingency)
- r. PCO #179 – RFI #276 – CMU Walls In Conflict with Joists- \$1,828.22
(In Scope/CM & Owner Contingency)

- s. PCO #181A – RFI #272 –Roof Hatch Contact – Proposal Adjustment \$350.02
(Out of Scope/Owner Contingency)
- t. PCO #190 R2 – RFI #283 –Detail EE Blocking Revisions- \$14,980.07
(Out of Scope/CM Contingency & Allowance)
- u. PCO #200 – RFI #279 – Dimensional Signage Revisions- \$2,197.05
(Out of Scope/Owner Contingency)
- v. PCO #202 – RFI #300 –Foundation Wall Demo at OH Door Channels - \$3,679.10
(In Scope/CM Contingency)
- w. PCO #207 – TMVS Building Storage Fees- \$12,995.00
(In Scope/CM Contingency)
- x. PCO #208 – RFI #299 – Remove and Replace Bar Joist Reinforcement- \$2,806.26
(Out of Scope/Owner Contingency)
- y. PCO #211 –Sallyport Re-Ordered Frames- \$1,199.00
(In Scope/ CM Contingency)
- z. PCO #221 –Temporary HVAC – Gas Lines- \$41,321.42
(In Scope/CM Contingency)
- aa. PCO #229 –Grounding Test for Reactivity- \$4,441.50
(In Scope/Sub Allowance)
- bb. PCO #231B – RFI #236 – Speaker Revisions – Suite Revisions Out of Scope- \$3,184.28
(Out of Scope/Owner Contingency)
- cc. PCO #233 - ASI #053 – Ceiling Tile Revisions for PD Request- \$4,507.69
(Out of Scope/Owner Contingency)
- dd. PCO #234 –Modify Sprinkler at Overhead Partitions- \$1,249.00
(In Scope/CM Contingency)
- ee. PCO #242 – RFI #341 –Snow Guards at TMVS - \$4,717.22
(Out of Scope/Owner Contingency)

Summary

- **CM Contingency Overall Change \$202,650.99**
- **Owner Contingency Overall Change \$201,079.21**

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

PCO Approvals

- a. PCO #136 – RFI #194 – Existing CMU Walls Patching & Reinforcement for Fire Rating – Out of Scope - \$17,228.79
- b. PCO #231A – RFI #236 – Base Bid Speakers – In Scope - \$23,254.30

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

- a. PCO #105 - Flooring Existing Slab Contamination Due to Salt Content – PCO #105 \$50,000.00 to \$260,000.00 ROM

- b. PCO #231B – RFI #236 – Speaker Revisions – Suite Revisions Out of Scope- \$3,184.28. Discussion item only.

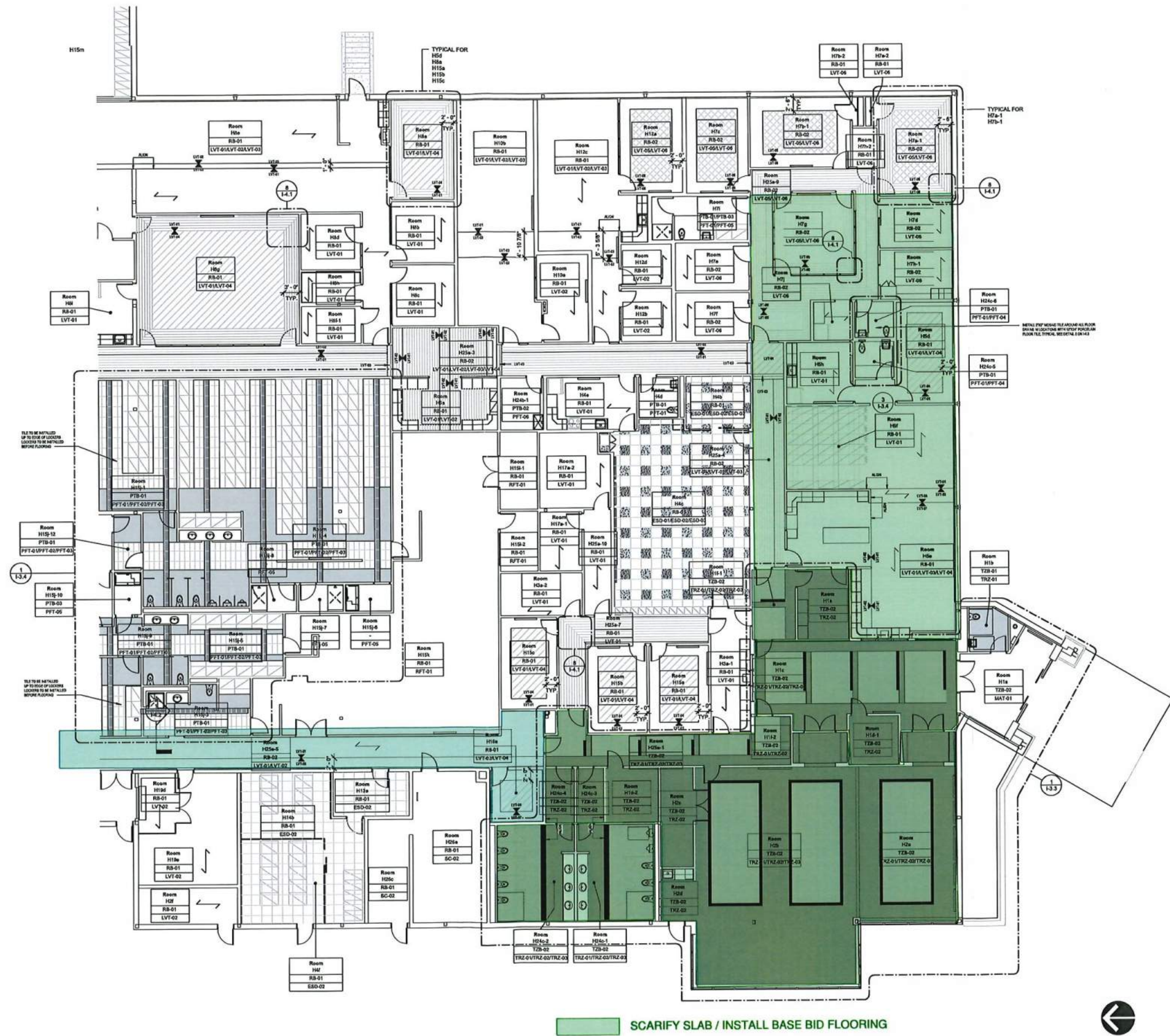
5. Requisition Approvals

- a. November 2023 AIA Payment Application #09 = \$1,592,150.74

	Option 1 - Retain Base Bid Floor Covering	Option 1A - Retain Base Bid Floor Covering, Shave Down Only Terrazzo Area	Option 2 - Replace Terrazzo with LVT & Tiling, Shave Down All Areas	Option 2A - Replace Terrazzo with LVT & Tiling, Shave Down LVT Areas Only, Tiling Adds Uncoupler	Option 3 - Replace Terrazzo with Tiling, Shave Down All Areas	Option 3A - Replace Terrazzo with Tiling and Uncoupler Underlayment, No Slab Shaving at Tile Areas Only, Shaving at LVT
Estimated Cost	\$ 248,291.72	\$ 122,719.28	\$ 115,970.52	\$ 106,370.52	\$ 171,070.52	\$ 36,882.32
Pros	<ul style="list-style-type: none"> - Retains Base Bid Floor Covering - Maintains Warranty 	<ul style="list-style-type: none"> - Retains Base Bid Floor Covering - Maintains Warranty for Terrazzo Areas Only - Less time consuming than option 1. - Disrupts work areas only at Lobby - Approximately half the cost of shaving down all areas. 	<ul style="list-style-type: none"> - Maintains Warranty for Flooring - Less costly than option 1/1A. 	<ul style="list-style-type: none"> - Maintains Warranty for LVT Only - Less costly than option 1/1A, 2 & 3. - Provides best chance of floor integrity without a warranty. 	<ul style="list-style-type: none"> - Maintains Warranty for Flooring - Less costly than option 1/1A. 	<ul style="list-style-type: none"> - Less costly than all options. - Maintains warranty at LVT only. - Slab shaving at LVT areas only. - Provides best chance of floor integrity without a warranty.
Cons	<ul style="list-style-type: none"> - Most Costly Option - Loading Dock Area Still changes to Floor Sealer - Slight Depression of 1/8" from LVT to Terrazzo - Most Time Consuming Option - Disrupts Work Areas on existing slabs. 	<ul style="list-style-type: none"> - Loading Dock Area Still changes to Floor Sealer - Slight Depression of 1/8" from LVT to Terrazzo - No Warranty for LVT floor covering and hold harmless agreements to be signed by multiple layers (Contractor, Downes, Town, PD) 	<ul style="list-style-type: none"> - Modifies base bid floor coverings - Loading Dock Area Still changes to Floor Sealer - Slight elevation difference between LVT to Tiling - Disrupts work areas on existing slabs. 	<ul style="list-style-type: none"> - Modifies base bid floor coverings - Loading Dock Area Still changes to Floor Sealer - Slight elevation difference between LVT to Tiling - Disrupts work areas on existing slabs. - No warranty at tiled areas. - Tiling is almost 1/2" thick, similar to Terazzo. - No Warranty for ceramic tiling and hold harmless agreements to be signed by multiple layers (Contractor, 	<ul style="list-style-type: none"> - Modifies base bid floor coverings to tiling. - Loading Dock Area Still changes to Floor Sealer - Slight elevation difference between LVT to Tiling - Disrupts work areas on existing slabs. - More costly than Option 2 - No warranty at tiled areas. - Almost 1/2" thick, similar to Terrazzo - No Warranty for ceramic tiling and hold harmless agreements to be signed by multiple layers (Contractor, Downes, Town, PD) 	
Cost Savings Compared to Option 1	\$ -	\$ 125,572.44	\$ 132,321.20	\$ 16,348.76	\$ 77,221.20	\$ 211,409.40
Tile new SF	0	0	1600	1600	4500	4500
LVT New SF	0	0	2900	2900	0	0
Terrazzo Eliminate SF	0	0	4500	4500	4500	4500

OPTION 1 PROVIDE BASE BID FLOOR COVERING & SCARIFY SLAB

PROGRESS PRINT
NOT FOR
CONSTRUCTION



SCARIFY SLAB / INSTALL BASE BID FLOORING

SUBMISSIONS & REVISIONS

No.	Date	Revision Description

ADDITIONS AND RENOVATIONS
TO
100 BARNES ROAD
WALLINGFORD CONNECTICUT

JJH
JACUNSKI HUMES
ARCHITECTS, LLC
15 MASSIRIO DRIVE
SUITE 101
BERLIN, CT 06037
TEL: 860-828-9221
FAX: 860-828-9223

FLOOR
FINISH PLAN -
SOUTH

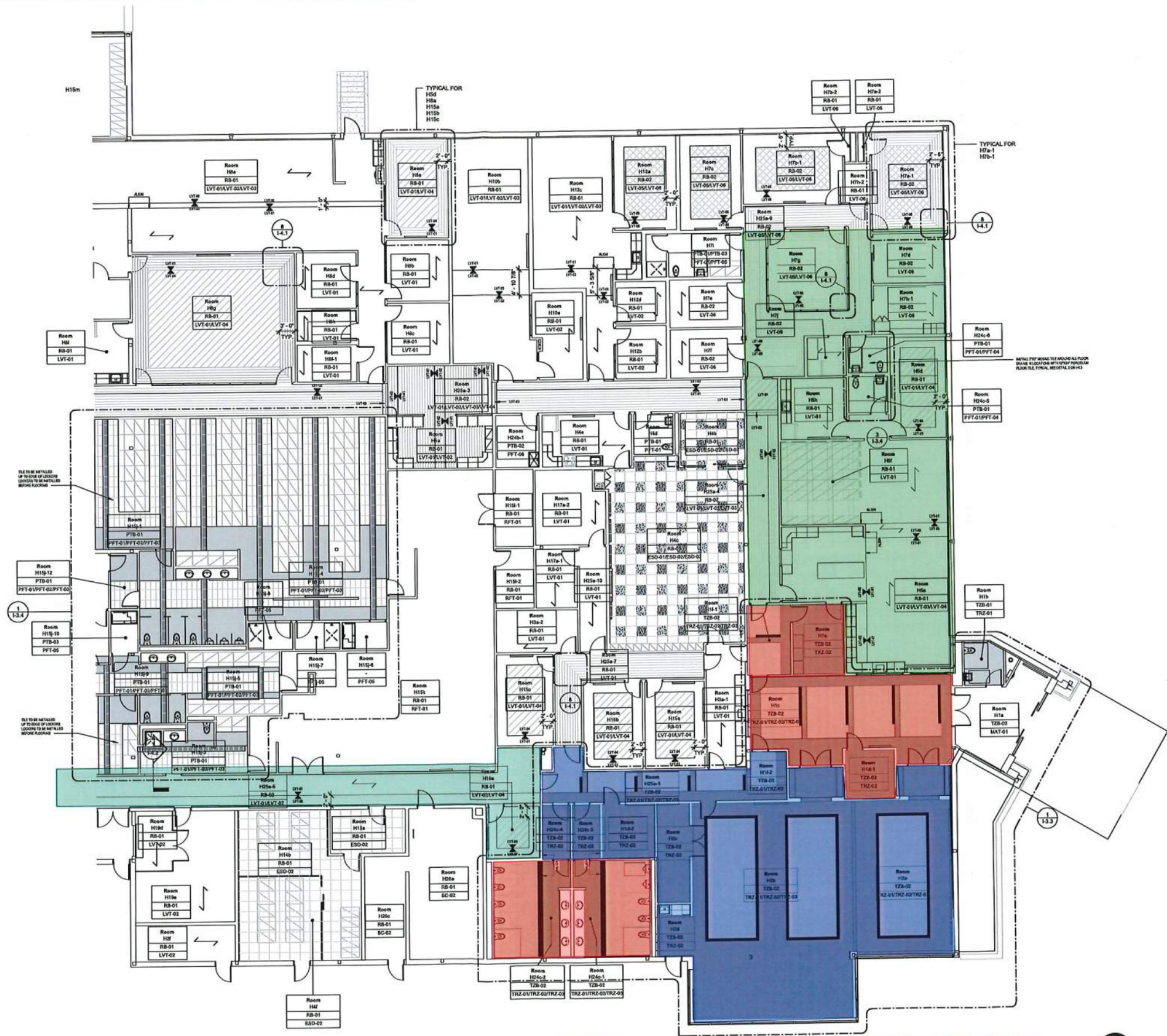
PROJ. NO. JH142 DRAWING NO.
SCALE 1/8" = 1'-0" I-1.1S
DATE

E1 - FLOOR FINISH PLAN - SOUTH
1/8" = 1'-0"

OPTION 2 FOR ALTERNATE TO TERRAZZO - PROVIDE LVT/CERAMIC TILING COMBINATION

NT

NOT FOR CONSTRUCTION



SUBMISSIONS & REVISIONS

No.	Date	Revision Description

ADDITIONS AND RENOVATIONS
 TO
100 BARNES ROAD
 WALLINGFORD
 CONNECTICUT

JJH
 JACUNSKI HUMES
 ARCHITECTS, LLC

15 MASSIRIO DRIVE
 SUITE 101
 BERLIN, CT 06037
 TEL 860-828-9221
 FAX 860-828-9223

**FLOOR
 FINISH PLAN -
 SOUTH**

- PROVIDE CERAMIC TILING / DELETE TERRAZO FLOORING/SCARIFY SLAB
- PROVIDE LVT / DELETE TERRAZO FLOORING / SCARIFY SLAB
- SCARIFY SLAB / INSTALL BASE BID FLOORING

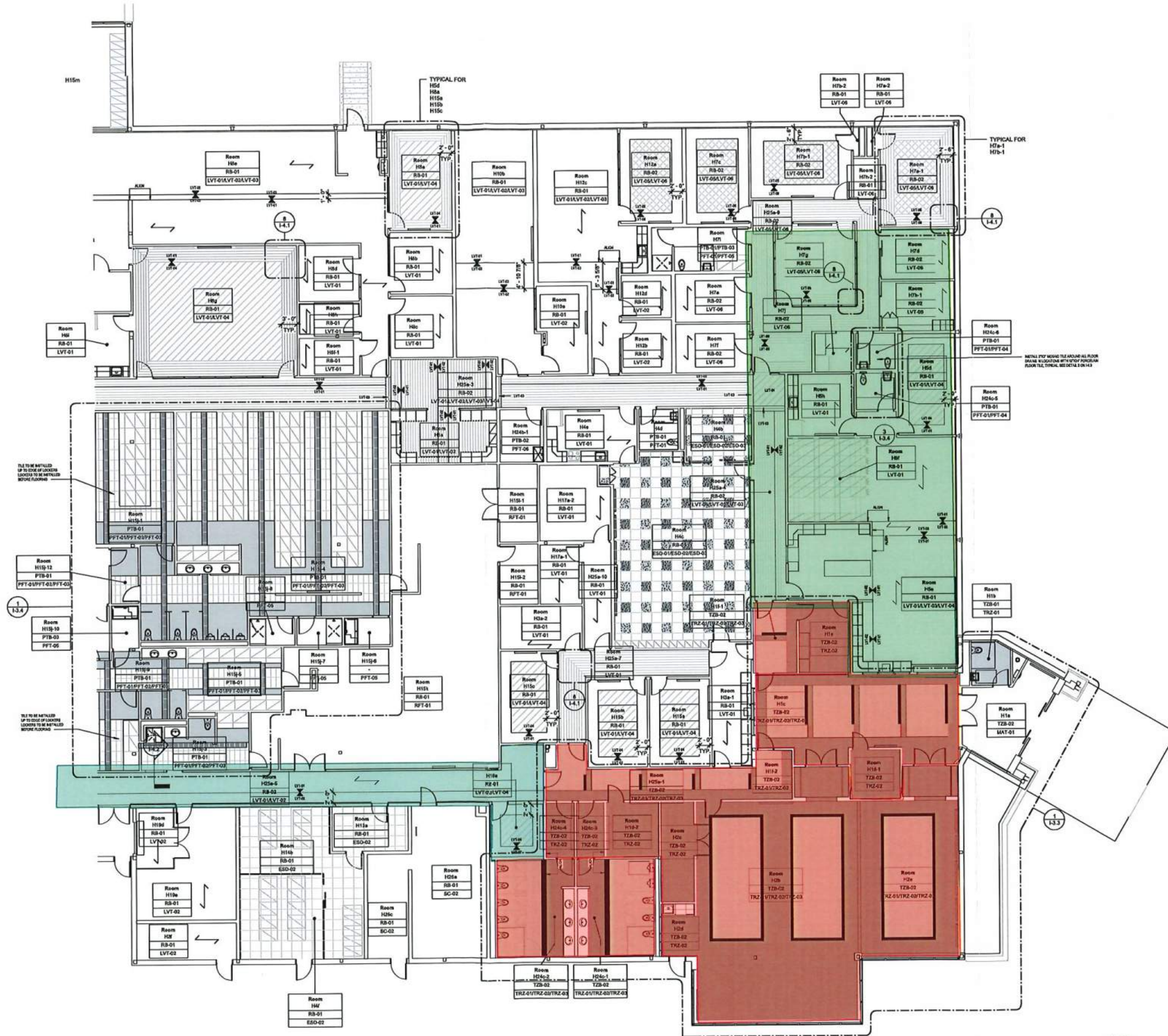


F1 - FLOOR FINISH PLAN - SOUTH
 1/8" = 1'-0"

PROJ. NO.	DRAWING NO.
SCALE	DATE
1" = 1'-0"	I-1.1S

OPTION 3 FOR ALTERNATE TO TERRAZZO - PROVIDE CERAMIC TILING ONLY

PROGRESS PRINT
NOT FOR
CONSTRUCTION



PROVIDE CERAMIC TILING / DELETE TERRAZZO FLOORING/SCARIFY SLAB
 SCARIFY EXISTING SLAB/INSTALL BASE BID FLOORING

① F1 - FLOOR FINISH PLAN - SOUTH
1/8" = 1'-0"

SUBMISSIONS & REVISIONS

No.	Date	Revision Description

ADDITIONS AND RENOVATIONS
 TO
100 BARNES ROAD
 WALLINGFORD
 CONNECTICUT

JJH
JACUNSKI HUMES
ARCHITECTS, LLC
 15 MASSIMO DRIVE
 SUITE 101
 BERLIN, CT 06037
 TEL 860-828-9221
 FAX 860-828-9223

FLOOR
FINISH PLAN -
SOUTH

PROJ. NO. JG2142 DRAWING NO.
 SCALE 1/8" = 1'-0" **I-1.1S**
 DATE