

**Town of Wallingford**  
**Police Station Steering Committee**  
**REGULAR MEETING**

**Thursday March 14, 2024**

A Regular Meeting of the Police Station Steering Committee was held on Thursday March 14, 2024 at 10:00 AM in the Collins Room at the Wallingford Public Library, 200 North Main Street, Wallingford, Connecticut.

The meeting was called to order at 10:01 AM by Alison Kapushinski, Chairperson.

**Committee Members in Attendance:**

Rob Baltramaitis	Alison Kapushinski
Jon Walworth	Rich Heidgerd

**Others in Attendance:**

Jim Russo – JRR, LLC	Jeff Vosburgh – Downes Const.
Brian Humes – Jacunski Humes	

**AGENDA ITEMS:**

**1. Accept minutes from February 8, 2024 Regular Meeting and February 28, 2024 Special Meeting**

A motion was made by Rob Baltramaitis to accept the meeting minutes from the February 8, 2024 Regular Meeting. The motion was seconded by Alison Kapushinski. The vote was UNANIMOUS to approve the motion with Baltramaitis, Kapushinski, Heidgerd and Walworth voting.

A motion was made by Rob Baltramaitis to accept the meeting minutes from the February 28, 2024 Special Meeting. The motion was seconded by Richard Heidgerd. The vote was taken to approve the motion with Baltramaitis, Kapushinski, and Heidgerd voting in favor, and Walworth abstaining.

**2. Public Comment**

None

**3. Update from Police Department**

None

**4. Update from Design Team – Jacunski Humes**

Brian Humes mentioned a recent walk through of the project. He highlighted the functionality of the building design and workmanship of the project. He expects this project to be well received by the WPD as well as in the L.E.O. community.

**5. Update from Owner’s Representative - Russo**

Mr. Russo stated that he concurs with Brian Humes comments and that the project is progressing well and is on schedule.

Mr. Russo mentioned the bids and RFPs that will be discussed later on in this meeting. He also brought up the apparent low bidder for the 911 center consoles, XYBIX. This bid will be reviewed for action at a later date.

**6. Update from Construction Manager – Downes**

Jeff Vosburgh reviewed the project financial summary; See attachment

Mr. Vosburgh reviewed the project schedule, work completed and work in progress including a timeline for the detention basin review.

Also discussed was the upcoming need for temporary cooling of the building due to the timeline for permanent power to the building awaiting the switch gear installation.

**7. Discussion and possible action regarding the award of Bid No. 23-066 Furnishing and Installation of Dispatch Consoles at 100 Barnes Road.**

A motion was made by Jon Walworth to recommend awarding Bid No 23-066 Furnishing and Installation of Dispatch Consoles at 100 Barnes Road to ErgoFlex Systems, Inc. for the amount of \$139,502.82, motion was seconded by Rob Baltramaitis. Humes recommended the bid be awarded to the apparent low bidder. The vote was UNANIMOUS to approve the motion with Baltramaitis, Kapushinki, Heidgerd and Walworth voting.

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

**8.a. Payment Applications/Invoices**

A motion was made by Jon Walworth to approve the following payment applications/invoices:

Company Name	Invoice No.	Invoice Date	Payment Amount
Downes	0012	2/29/2024	\$ 1,600,043.53
JR Russo	16	2/29/2024	\$ 5,838.75
Jacunski Humes	24062	3/1/2024	\$ 9,800.00

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

## **8.b. Change Orders**

PCO #219: \$20,038.83 RFI #308/RFI #368 – Canopy Steel Bracing Plumbness Issues

A motion was made by Jon Walworth to approve Proposed Change Order #219 in the amount of \$20,038.83. The motion was seconded by Rob Baltramaitis. The vote was UNANIMOUS to approve the motion with Baltramaitis, Heidgerd, Kapushinski and Walworth voting.

PCO #223A: \$28,018.43 ASI #038/ASI#060 – FTC Power Revisions

A motion was made by Rob Baltramaitis to approve Proposed Change Order #182 in the amount of \$28,018.43. The motion was seconded by Alison Kapushinski. Voting to approve the motion was Baltramaitis, Heidgerd, Kapushinski and abstained by Walworth.

PCO #274: \$21,516.50 ASI #058/ #58A – Various Owner Revisions

A motion was made by Jon Walworth to approve Proposed Change Order #274 Not To Exceed the amount of \$21,516.50. The motion was seconded by Rob Baltramaitis. The vote was UNANIMOUS to approve the motion with Baltramaitis, Heidgerd, Kapushinski and Walworth voting.

PCO #293: \$150,000 Credit from Construction Contingency

A motion was made by Jon Walworth to approve Proposed Change Order #293 in the amount of \$150,000. The motion was seconded by Rob Baltramaitis. The vote was UNANIMOUS to approve the motion with Baltramaitis, Heidgerd, Kapushinski and Walworth voting.

## **9. Committee Member Updates**

Discussion was had pertaining to the possible addition of permanent fencing on the East side of the site. Additional information will be requested from the Police Chief.

Mr. Baltramaitis updated Downes about the ongoing utility invoices.

## **10. Other business - None**

A motion was made by Rob Baltramaitis to adjourn the meeting. The motion was seconded by Jon Walworth. The vote was UNANIMOUS to adjourn the meeting with Baltramaitis, Heidgerd, Kapushinski and Walworth voting.

Prepared by: Richard Heidgerd, Committee Member

March 14th, 2024

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>\$ 1,021,234.83</u>
Total Revised GMP	\$ 29,034,955.70
Pending/Approximate Change Order Requests	<u>\$ 577,048.23</u>
<b>Total Anticipated GMP</b>	<b>\$ 29,609,802.06</b>
Construction Manager's Construction Contingency	\$ 1,315,474.81 included in above/GMP
Approved PCOs	<u>\$ 496,186.14</u>
Pending PCOs	<u>\$ 484,980.71</u>
<b>Remaining CM Contingency</b>	<b>\$ 334,307.96</b>
Construction Manager's Allowance Totals	\$ 1,246,649.91 included in above/GMP
Actual Expenditures	<u>\$ 958,121.00</u>
Projected Expenditures	<u>\$ 273,288.52</u>
<b>Remaining CM Allowance</b>	<b>\$ 15,240.39</b>

**B. Schedule Update**

**I.) Work Completed**

- HVAC Piping
- Site Water Utilities
- Site Storm Utilities
- Site Sanitary East Side
- Drywall Taping & Sanding (HQ)
- Ceiling Grid
- Prime Painting
- Firearms Water & Fire Line
- Firearms Training MEP Rough-in
- Solarium Glass & Framing
- Floor Remediation South Side

**II.) Work In Progress**

- Site Utilities for Electrical
- Data Cabling Install
- Prime Painting
- Manufactured Metal Building Install
- Carport Foundations
- Ceramic Tiling
- Finish Flooring LVT
- Locker Installs
- Communications Room Fit-Out
- Generator Enclosure Improvements/Site Stairs
- Millwork
- Lighting & Grounding Protection
- Plumbing Finishes
- Above Ceiling Inspections

**III.) Work to Begin**

- TVMS Building Slab Install
- FTC Building EIFS & Foundation Finishing
- FTC Range Equipment
- Front Entry Roofing
- Front Entry Masonry
- Front Entry Metal Panels
- Carport Erection
- Site Lighting Electrical Conduits/Bollards
- Finish Painting & Wallcovering
- Floor Remediation West/North Side
- Generator/Dumpster/Sidewalks Concrete
- Countertops
- TVMS Wall Framing

- TVMS Painting
- Comm Tower Install

### **C. Critical Items / Items for Discussion / ROM PCOs**

- PCO #105 - Flooring Existing Slab Contamination Due to Salt Content – PCO #105 \$60,000.00 to possible credit of approximately (\$30,000.00). – Received all proposals. Releasing contractors on securing materials.
- Fire Suppression Revisions for Communications Room & Dispatch per Town Risk Meeting. – Awaiting revised ASI #057.
- Detention Basin Review Complete – Need to review options with IWWC. Meeting on 4/10.
- Temporary Cooling – Expenditure from Construction Contingency - \$120,000.00
- FTC Electrical Revisions – Need design finalized ASAP. Still awaiting direction regarding WED comments.

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

- a. PCO #196 – ASI #037 – Fiber Added & CAT 6A Revisions - \$22,340.87
- b. PCO #197R1 – RFI #277 Electrical Conduit Reductions – (\$1,764.38)  
(Out of Scope /CM Adjustment)
- c. PCO #199R1 – RFI #309 – Relocate Electrical Meter in TVMS – \$4,064.55  
(Out of Scope /CM Allowance)
- d. PCO #225– ASI #051/RFI #330 – Linear Ceiling Revisions – (\$11,814.00)  
(Out of Scope/Owner Contingency)
- e. PCO #227B – Masonry & Roofing Winter Conditions Costs - \$4,810.77  
(Out of Scope/Owner Contingency)
- f. PCO #232 – RFI #333 – BMS Power Required - \$480.57  
(Out of Scope/Owner Contingency)
- g. PCO #245 – Camera Change at Canopy per Submittal Review - \$3,699.56  
(Out of Scope/Owner Contingency)
- h. PCO #247 – RFI #354 – Room H15 Relocations/Mods for Whiteboard - \$1,846.65  
(Out of Scope/Owner Contingency)
- i. PCO #248 – Lightning Protection Wall Rework - \$0.00  
(In Scope/CM Allowance)
- j. PCO #249 – Reorder Metal Building Louver Steel - \$556.00  
(In Scope/Construction Contingency)
- k. PCO #252– Relocate Smoke Damper in Detention Cell per DCC Directive – \$1,667.21  
(In Scope/Construction Contingency)
- l. PCO #259 R1 – RFI #361 – Sargent’s Office Card Reader Added - \$5,591.22  
(Out of Scope/Owner Contingency)
- m. PCO #262 – Lightning Protection Penetrations at TVMS - \$0.00  
(In Scope/CM Allowance)

- n. PCO #269 – RFI #382 – TVMS Wireless Access Points Added - \$2,124.56  
(Out of Scope/Owner Contingency)
- o. PCO #271 – ASI #039 – Dispatch Revisions - \$35,948.96  
(Out of Scope/Owner Contingency)
- p. PCO #278 R1 – Sallyport Regrading of SOG for Slab Pour - \$7,084.18  
(In Scope/Construction Contingency)
- q. PCO #279 – TVMS Temporary Stone Access Roads - \$9,931.05  
(In Scope/Construction Contingency)
- r. PCO #280 – Temp Gas Line Excavation at Outbuildings - \$1,861.75  
(In Scope/Construction Contingency)
- s. PCO #289 – ASI #061 – Wire Mesh Partitions Elimination – (\$18,523.13)  
(Out of Scope/Owner Contingency)

**Summary**

- **CM Contingency Overall Change \$21,100.19**
- **Owner Contingency Overall Change \$48,806.20**

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

**PCO Approvals**

- a. PCO #219 – RFI #308/RFI #368 – Canopy Steel Bracing Plumbness Issues - \$20,038.83
- b. PCO #223A – ASI #038/ASI #060 – FTC Power Revisions - \$28,018.43
- c. PCO #274 – ASI #058/#058A – Various Owner Revisions - \$21,516.50
- d. PCO #293 – Credit from Construction Contingency – (\$150,000.00)

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

- a. PCO #276 – Expedite Switchgear Shipping – Construction Contingency Item - \$5,264.00

**5. Requisition Approvals**

- a. February 2024 AIA Payment Application #12 = \$1,600,043.53