

Wallingford Police Station Steering Committee
REPORT OF MEETING
Thursday, April 11, 2024
200 North Main Street
Collins Room, Lower Level

Present: Steering Committee Members: Alison Kapushinski, Richard Heidgerd, Rob Baltramaitis, Joe Marrone, Chair Town Council and Jon Walworth

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

Call to Order: The meeting was called to order at 10:02

Agenda Items:

1. Motion to accept minutes from March 14, 2024 Regular Meeting

Made by J. Marrone, 2nd by A. Kapushinski

Ayes: Unanimous

Nays: None

Motion Carried

2. Public Comment - None

3. Update from Police Department – Chief Ventura

a) WPD has met with Total Communications regarding the proposed Phone System. TC has completed systems for Danbury, North Branford and other departments. The process for contracting with Total Communications by utilizing State of Connecticut bid rates was discussed. A. Whitehouse will prepare a plan indicating phone locations. Chief Ventura will coordinate with Purchasing to check what Waivers are required if any prior to Total Communications drafting a Proposal for approval by the Town and Committee.

b. The proposed Computer Network layout is being completed by Vancord in coordination with J. Vecellio (WPD-IT) to then prepare a Bid Proposal for approval, under a current Bid Waiver.

c. Discussion ensued regarding discouraging unauthorized pedestrians from accessing the eastern PD patrol vehicle lot. The sidewalk from the front entrance easterly is to be eliminated and two warning signs added. Perhaps a bench could be added as a barrier in its stead. However, fencing around that lot was removed from further discussion for various reasons.

4. Update from Design Team – Jacunski Humes

a. JH received two pages of comments from the staff of the Wallingford Electric Division which have multiple implications that are predicted to delay the project. WED's original comments were received back on March 8, 2024. Council Chair Joe Marrone's offered to contact Richard Hendershot, Director of Public Utilities to discuss the importance of expediting resolution by April 22nd to maintain the project schedule.

b. Kohler issued a substantial change to their generator foundation size requirements necessitating a substantial increase for the pad to support a future EV generator. That pad will be eliminated from this contract therefore, and the excavation and pad will be bid in the future when Police EV's becomes a feasible reality.

5. Update from Owner's Representative – Russo

A review of the Owners Task List was undertaken.

6. Update from Construction Manager – Downes

J. Vosburgh reported project status and costs within the 4/11/24 CM Progress Report attached.

7. Discussion regarding Bid No. 23-066 Furnishing and Installation of Dispatch Consoles

During a previous meeting, one bid was presented to the Committee. A motion was passed to recommend awarding the bid to the sole bidder, ErgoFlex Systems, Inc. Following the meeting, Purchasing discovered an additional package was received. The package was not labeled and included two additional bids for Bid. No. 23-066. Following this discovery, the Design Team conducted scope review meetings with each bidder. One of the two bidders had failed to provide a computer tower in the dispatch area and space for the 3 computers as initially specified. Final recommendation from the Design Team will be made at a forthcoming Meeting and no further action was taken.

8. Discussion regarding Bid No. 23-078 Furnish and Install Furniture, Fixtures and Equipment.

In light of the fact that the bid period for FF&E had been extended an additional week, no action was taken awaiting final figures for discussion at a forthcoming Meeting.

9. Discussion of Crown Castle to install Fiber for 911 Operations

This work is required to confirm with policy and procedures of the State of Connecticut Department of Emergency Services and Public Protection

Motion to Authorize Crown Castle to Install Fiber for 911 Operations at 100 Barnes Road in the amount of \$54,341.00

Made by R. Heidgerd, 2nd by J. Marrone.

Aye: Unanimous

Nay: 0

Motion Carried

10. Discussion and possible action regarding:

a. Payment Applications/Invoices

Motion to approve: Downs Invoice 0013 dated 3/31/2024 for \$2,105,880.44; JR Russo Invoice 17 dated 3/31/2024 for \$4,387.50, and Jacunski Humes Invoice 24092 dated 4/1/2024 for \$9,800.00.

Made by J. Walworth, 2nd by A. Kapushinski

Aye: Unanimous

Nay: 0

Motion Carried

b. Change Orders

PCO #105A was presented to the Committee. PCO #105A addresses providing floor remediation and alternate finishes in former terrazzo areas due to high salt content. This is a result of previous conversations on the high salt content of the existing concrete slab.

Motion to approve PCO #105A for a credit in the amount of \$34,680.80

Made by R. Heidgerd, 2nd by J. Marrone

Aye: Unanimous

Nay: 0

Motion Carried

c. Requests for Information/Submittals - None

11: Committee Member Updates

A. Kapushinski provided a financial update that, while waiting for input from a few tabulations i.e. FF&E and Dispatch Consoles, is predicted to track favorably for the Town.

12. Other Business - None

Motion to Adjourn. Made by R. Heidgerd, 2nd by A. Kapushinski

Aye. Unanimous

Nay 0

Motion Passed

Meeting adjourned at 11:48

Submitted by Jon Walworth 4/11/24

April 11th, 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>984,637.99</u>
Total Revised GMP	\$ 28,996,358.89
Pending/Approximate Change Order Requests	\$ <u>681,815.95</u>
Total Anticipated GMP	\$ 29,678,174.84
Construction Manager's Construction Contingency	\$ 1,315,474.81 included in above/GMP
Approved PCOs	\$ <u>660,952.07</u>
Pending PCOs	\$ <u>347,488.17</u>
Remaining CM Contingency	\$ 307,034.57
Construction Manager's Allowance Totals	\$ 1,246,649.91 included in above/GMP
Actual Expenditures	\$ <u>1,059,529.64</u>
Projected Expenditures	\$ <u>182,120.27</u>
Remaining CM Allowance	\$ 4,240.39

B. Schedule Update

I.) Work Completed

- Carport Foundations
- Manufactured Metal Building Install
- Prime Painting
- Front Entry Roofing

II.) Work In Progress

- Site Utilities for Electrical
- Data Cabling Install
- 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
- TVMS Building Slab Install
- FTC Range Equipment
- Site Lighting Electrical Conduits/Bollards/Bases
- Toilet Accessories/Div 10 Items

III.) Work to Begin

- FTC Building EIFS & Foundation Finishing
- Front Entry Masonry
- Front Entry Metal Panels
- Carport Erection
- 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

- ASI #064 - Detention Basin Review Complete – Need to review options with IWWC. Meeting on 4/10. Working on pricing this out.
- ASI #054 R1 - FTC Electrical Revisions – Need design finalized ASAP. Still awaiting direction regarding WED comments. Need to discuss CCD issuance to avoid delays in implementing work.

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

- a. PCO #243B –Ground Heater Rental Month #2 & Blankets - \$13,511.83
(In Scope/CM Contingency)

Summary

- **CM Contingency Overall Change \$13,511.83**
- **Owner Contingency Overall Change \$0.00**

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

PCO Approvals

- a. PCO #105A – ASI #059 – Existing Slab Floor Prep & Finish Modifications – (\$34,680.80)

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

- a. None.

5. Requisition Approvals

- a. March 2024 AIA Payment Application #13 = \$2,108,880.44