

Wallingford Police Station Steering Committee
REPORT OF MEETING
Thursday, June 13, 2024
200 North Main Street
Collins Room, Lower Level

Present: Steering Committee Members: Alison Kapushinski, William Wright and Jon Walworth. Rob Baltramaitis joined the meeting at 10:15
Other Attendees: Anthony DeMaio, Deputy Chief; Joe Vecellio, WPD; Andrew Whitehouse, Jacunski Humes Architects; Jeff Vosburgh, Downes Construction; Jim Russo, OCR

Call to Order: The meeting was called to order at 10:07

Agenda Items:

1. Accept Minutes

a. Motion to Accept Minutes from May 9, 2024 Regular Meeting

Made by Wright, 2nd by Walworth

Ayes: Wright, Walworth and Kapushinski,

Nays: None

Motion Carried

b. Motion to Accept Minutes from May 13, 2024 Special Meeting

Made by Wright, 2nd by Walworth

Ayes: Wright, Walworth and Kapushinski,

Nays: None

Motion Carried

c. Motion to Accept Minutes from May 23, 2024 Special Meeting

Made by Wright, 2nd by Walworth

Ayes: Wright, Walworth and Kapushinski,

Nays: None

Motion Carried

2. Public Comment - None

3. Update from Police Department – Deputy Chief DeMaio

Discussion on tracking approval of Dispatch Console shop drawings

4. Update from Design Team – A. Whitehouse, Jacunski Humes

Flooring and ceilings are about 90% complete and the carport is substantially in place. The design of the proposed PD road sign was submitted for approval. Selected changes to the sitework are in process.

5. Update from Owner’s Representative – J. Russo

A review of the Owners Task List was undertaken. As mentioned many times prior, as far back as Spring of 2023, an extension of the project schedule was necessitated due to the delay in manufacture and delivery of switch gear. Hence the process will begin in determining additional expenses by Downes beyond July in both General Conditions and General Requirements. Funds will be allocated from the Construction Contingency.

6. Update from Construction Manager – J. Vosburgh, Downes

There was a presentation on project status and costs as highlighted within the June 11, 2024 Construction Managers Progress Report attached. Projecting out to the end of the job, the anticipated GMP is

approximately \$30 million, the remaining projected CM Contingency is approximately \$300,600 and the remaining projected CM Allowances is \$59,400 (all figures rounded). The anticipated total project cost remains below the amount approved by Town Council. An overview of ongoing operations was provided i.e. Final work on the Firearms Training Center awaits temporary power; finish work is on-going at the Maintenance Building with interior painting next week. The delivery of Switch Gear will be in two packages, the first expected to ship next week, and the second anticipated on July 15th. If the supplier fails to make the second date, all tasks related to this critical path item will be delayed as well.

7. Discussion and Possible Action to authorize Total Communications for the telephone and communications system

Following Town Council Approval of the requested bid waiver, the WPD met with TC management to refine the scope of work resulting in the final itemized cost proposal at \$4500 below initial budget. The final terms of payment will be discussed with the Town prior to issuance of a PO.

Motion to Authorize Total Communications to design and install the telephone and communications system for 100 Barnes Road with payment terms as agreed to by the Town and vendor.

Made by Baltramaitis, 2nd by Wright

Ayes: Baltramaitis, Wright, Walworth and Kapushinski,

Nays: None

Motion Carried

10. Discussion and possible action regarding:

a. Payment Applications/Invoices

Motion was made to approve the following invoices:

Company Name	Invoice No.	Invoice Date	Payment Amount
Downes	0015	5/31/2024	\$1,223,952.99
JR Russo	19	5/31/2024	\$6,075.00
Jacunski Humes	24157	5/31/2024	\$9,800.00
Vancord	31566	5/31/2024	\$260,629.30

Made by Wright 2nd by Walworth

There was discussion regarding Vancord's invoice covering the first 50% of their agreed upon services for IT related equipment and installations.

Aye: Baltramaitis, Wright, Walworth and Kapushinski,

Nay: 0

Motion Carried

b. Change Orders

Motion to increase Xubix P.O. by \$822.62 for a new total of \$139,613.44

Made by Walworth, 2nd by Wright

Aye: Baltramaitis, Wright, Walworth and Kapushinski,

Nay: 0

Motion Carried

Motion to approve PCO #87A-R1 in the amount of \$38,521.92

Made by Wright, 2nd by Baltramaitis

Discussion ensued on the need for added security cameras and back up UPS covering the eastern perimeter of 100 Barnes Road in lieu of a more expensive eastern perimeter fence.

Aye: Baltramaitis, Wright, Walworth and Kapushinski,
Nay: 0
Motion Carried

Motion to approve PCO #282 in the amount of \$21,430.71
Made by Walworth, 2nd by Wright
This work entails carport foundation revisions around existing drainage and elimination of one carport bay
Aye: Baltramaitis, Wright, Walworth and Kapushinski,
Nay: 0
Motion Carried

Motion to approve PCO #316 in the amount of \$20,806.53
Made by Wright, 2nd Baltramaitis
The ramped sidewalk grade in the vicinity of the eastern staff entrance was about 13%, necessitating addition of stairs and railing instead.
Aye: Baltramaitis, Wright and Kapushinski,
Nay: 0
Abstain: Walworth
Motion Carried

Motion to approve PCO #328A for an amount not to exceed \$23,374.92 pending review by the Design Team and Owner's Rep.
Made by Walworth, 2nd by Wright
Grading north of the building was proposed at 0.5% which would not be sufficient to drain runoff especially on grass. An endorsement by the Committee was requested to permit final review and adoption so as not to hold up adjacent sitework
Aye: Baltramaitis, Wright, Walworth and Kapushinski,
Nay: 0
Motion Carried

Motion to approve PCO #337 for an amount not to exceed \$16,892.78 pending review by the Design Team and the Owner's Rep.
Made by Wright, 2nd by Baltramaitis
Conditional approval was sought to provide additional trenching for cable with greater data capacity. Changes to CCTV cabling requirements necessitate two new trenches to two poles. Additional trench for the interconnectivity between the FTC and TVMS for internet/data requirements is also included. While the electrical scope was covered in PCO #196, the excavation portion is included here.
Aye: Baltramaitis, Wright, Walworth and Kapushinski
Nay: 0
Motion Carried

c. Requests for Information/Submittals - None

11: Committee Member Updates

A. Kapushinski noted the poor condition of the existing catch basin tops within the area to receive new subbase and pavement, and therefore gained Committee concurrence to remove and add new basin tops now to avoid future disruption when replaced in the future.

12. Other Business

- a. Deputy Chief DeMaio expressed concern over the residue on the newly installed Solarium glass from two existing trees. The seed pods and sap have already rendered the glass roof to appear as if years old indicating a serious maintenance issue. Additionally, required trenching may have seriously impacted the root system of an existing tree at the street line. A.K. will confer with the Town Planner and Tree Warden before further action.
- b. There was discussion on the payment of WED bills.
- c. R. Baltramaitis went over the process of having police vehicles access the DPW gate and fuel pumps once WPD moves into the new headquarters. The Town will need to address the existing fueling apparatus on North Main Street once abandoned by the Department.

Motion to Adjourn

Made by Walworth, 2nd by Wright

Aye. Baltramaitis, Wright, Walworth and Kapushinski,

Nay: 0

Motion Carried

Meeting adjourned at 11:40

Submitted by Jon Walworth 6/14/24

June 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>1,196,235.82</u>	
Total Revised GMP	\$	29,207,956.72	
Pending/Approximate Change Order Requests	\$	<u>830,125.85</u>	
Total Anticipated GMP			\$ 30,038,082.57
Construction Manager's Construction Contingency	\$	1,315,474.81	included in above/GMP
Approved PCOs	\$	<u>728,005.04</u>	
Pending PCOs	\$	<u>286,894.92</u>	
Remaining CM Contingency			\$ 300,574.85
Construction Manager's Allowance Totals	\$	1,246,649.91	included in above/GMP
Actual Expenditures	\$	<u>1,111,305.17</u>	
Projected Expenditures	\$	<u>75,956.35</u>	
Remaining CM Allowance			\$ 59,388.39

B. Schedule Update

I.) Work Completed

- Data Cabling Install
- Finish Flooring LVT
- Floor Remediation West/North Side
- TVMS Wall Framing
- Carport Erection
- ASI #054A – FTC Electrical Revision

II.) Work In Progress

- Site Utilities for Electrical
- Ceramic Tiling
- Locker Installs
- Communications Room Fit-Out
- Generator Enclosure Improvements/Site Stairs
- Millwork
- Lighting & Grounding Protection
- Plumbing Finishes
- FTC Range Equipment
- Site Lighting Electrical Conduits/Bollards/Bases
- Toilet Accessories/Div 10 Items
- FTC Building EIFS & Foundation Finishing
- Finish Painting & Wallcovering
- Countertops
- Front Entry Masonry
- ASI #057A Fire Protection Additions
- TVMS MEP Rough-in
- Generator/Dumpster/Sidewalks Concrete
- Firearms Finishes

III.) Work to Begin

- Front Entry Metal Panels
- Doors & Hardware
- Electrical Switchgear
- Paving
- TVMS Finishes

C. Critical Items / Items for Discussion / ROM PCOs

- PCO #241 - ASI #070 – Road Sign – Work being priced. Will likely need a special meeting approval before 7/4 holiday.
- H12g – Relocation of Power/Data to accommodate furniture. - \$5-6K costs
- Reduction in control points for integration with radio communications contractor.

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

005D	ASI #005 Lightning & Grounding Protection - Sitework & ASI #005R2 Reconciliation – Out of Scope - \$117.84
105B	Existing Slab Treatment – Collateral Effects Part 1 – Out of Scope - \$3,798.11
219A	RFI #308- Canopy Structural Repairs - Elec & Ductwork T&M – Out of Scope - \$1,471.37
223B R1	ASI #054A - FTC Power Revisions – Out of Scope - \$194,306.43
272	RFI #404/#405 - Case Cracker Power for Lights – Out of Scope - \$3,382.89
273A	ASI #057 & RFI #478 - Fire Protection Revisions for Comm/Dispatch – Out of Scope – \$158,662.38
274A	ASI #058/58A Revisions - Owner Requests – Credit – Out of Scope – (\$3,363.48)
291	ASI #062 Integrated Technology Switch Revisions – Out of Scope - \$38,970.06
294	Floor Drain Move in H15M – In Scope - \$2,633.56
296	Action Target Added Labor – In Scope - \$19,612.72
300	Condensate Piping at Comm Room & MDC – In Scope - \$1,898.64
303	RFI #462 - G Type Fixture Revisions @ FTC – Out of Scope - \$1,211.21
330	RFI #509 - Generator Stairs to be Provided – Out of Scope - \$28,515.33

Summary

- **CM Contingency Overall Change \$388,102.08**
- **Owner Contingency Overall Change \$24,144.92**

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

PCO Approvals

- a. PCO #087A R1 – RFI #112/RFI #467 – Added Security Camera & UPS – \$38,521.92
- b. PCO #282 – RFI #419 – Carport Foundation Revisions - \$21,430.70
- c. PCO #316 – RFI #481/ASI #063 – East Patrol Entry Stair - \$20,806.55
- d. PCO #328A – ASI #068 – Yard Drain & Extend Road Sign Conduits - \$23,374.92
- e. PCO #337 – TVMS Data & RFI #381 Camera Trenches E&B - \$16,892.78

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

- a. None.

5. Requisition Approvals

- a. May 2024 AIA Payment Application #15 = \$1,223,952.99