

# **Wallingford Police Station Steering Committee Minutes**

## **REGULAR MEETING**

**Thursday August 11, 2022 @ 10AM**  
**Town Hall, 45 South Main Street**  
**Room 315**

**Present:** Alison Kapushinski, Town Engineer, Steering Committee Chair; Vincent Cervoni, Town Council Chairman; William Wright, Retired Police Chief; Richard Heidgerd, Retired Fire Chief; John Ventura, Police Chief; Jeff Anderson, Downes Construction; Brian Humes, Jacunski Humes; Andrew Whitehouse, Jacunski Humes; Jon Walworth, Committee Member and Recording Secretary; and Chris Mitchell (Arcadis),

**Meeting Called to Order at 10:08 AM**

### **AGENDA ITEMS**

**1 Approve/Accept minutes from the July 14, 2022 Regular Meeting**

This item was tabled to the next regular meeting

**2 Public Comment**

None

**3 Update from Police Department – Chief Ventura**

A request was forthcoming from the Electric Division for approximately 144 s.f. to be within the EOC area. This will improve communications during a major event. The Chief gave an overview of his meeting with the Mayor outlining the detailed firing training requirements that support an on-site Training Center and the unpredictability of availability of off-site firing ranges.

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

Mr. Humes noted that the Project received Wetlands and Watercourses Commission Approval last week and Site Plan Approval from the Planning & Zoning Commission on Monday, August 8<sup>th</sup>. 90% Design Development Documents will be issued to the Construction Manager for review on August 24<sup>th</sup>, and 100% on schedule for completion in mid-September. He urged the Police Department to meet and review various adjustment such as casework, lockers, etc. He informed all that a meeting with their Interior Designer will be at 1:00 PM this afternoon in Berlin CT to present color choices and furnishings. Mr. Whitehouse, Project Architect will be leaving the firm but will stay on the project through construction as a consultant for Jacunski Humes.

**A Motion was made to Add item 4A to the agenda, Discussion and possible action regarding authorizing Jacunski Humes to proceed into construction documents for the Firearms Training Center and Traffic Maintenance & Vehicle Storage Building**

Moved by: Mr. Heidgerd

Seconded by Mr. Cervoni

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### 4A. Discussion and possible action regarding authorizing Jacunski Humes to proceed into construction documents for the Firearms Training Center and Traffic Maintenance & Vehicle Storage Building.

This item is called for as a provision of the original authorization to the Architect for out-buildings. As noted in the previous meeting, the 30'x30' Virtual Training Room has been removed from the Training Center and provisions for most of those activities will be accommodated within the main Headquarters Building. Additionally, a review of the needs for emergency equipment requirements resulted in a reduction of the Storage Building by one bay. These changes are coupled with other cost saving reductions by the Committee.

#### **Motion: Authorize Jacunski Humes to proceed into construction documents for the Firearms Training Center and Traffic Maintenance & Vehicle Storage Building.**

Moved by: Mr. Cervoni

Second by Mr. Wright

Motion Passed 5 Ayes

### 5 Update from Construction Manager – Downes

The budget currently includes the out buildings at the larger size and the \$1,000,000 tower estimate from NorCom together with associated communications equipment from Motorola. There has been a 25% spread in estimates received at this point, necessitating incorporation of the higher number in the estimate.

There was discussion on the schedule for completion of the GMP (Guaranteed Maximum Price) and the associated timing around Council approval, bond authorization and an issue to proceed to Downes.

It was concluded that the forthcoming meeting before the Council should serve as an update with the 90% design development budget cost, and the November Council approval will be sought on a subsequent updated estimate for concurrent Bond Authorization. The Bond can then be modified based upon the final GMP if necessary. Five days advertised notice prior to, and a 30 day public review period following is required for a Public Hearing for Council Appropriations.

Mr. Anderson requested authorization for early release to acquire Switch Gear. This item is typically taking sixty to 70 weeks lead time. He was questioned if this could be expedited whereupon he responded that a bid waiver to obtain the \$80,000 to \$100,000 of equipment might save approximately three months. Mrs. Kapushinski noted that approximately \$400,000 remains uncommitted from the original Bond Authorization. A request would need to be made to the Town Council. Mr. Cervoni observed that this Project has been particularly observant of bidding requisites and the Council might be open to this request. Mr. Anderson added that the Electrical sub consultant authorized to purchase the equipment must nevertheless bid on its installation under a separate contract. The equipment becomes the property of the Town and available to the successful low bidder for the related electrical work. Mr. Wright asked if other long lead items will be problematic whereupon Mr. Anderson said that while 30 to 40 weeks will be required for some mechanical items and door frames, they need additional design details to make that determination. However, the

predictability in obtaining a number of items is difficult due to continuing supply chain issues discussed previously. It was concluded that a Request for Bid Waiver will be made at the forthcoming Committee Presentation before the Town Council.

Discussion ensued regarding the cost for Dispatch Consoles. The 3 that currently exist can be brought over to the new building and therefore the revised budget should reflect acquiring only 3 new consoles under the FF&E Budget.

The date of the forthcoming Council Presentation and format was discussed. While Councilors are likely familiar with the general layout from Wetlands and P&Z meetings, it was concluded that the September 13<sup>th</sup> worked best at this point. In anticipation of questions from Councilors, clarification of the program that will take place in the Firing Training Range and controls of noise level will be important.

Mr. Humes added that while borings will be taken by Welte Inc. to evaluate subsurface conditions, no survey appears to exist to have ascertained potential contaminants in the soils such as when Barnes Orchards was the property owner years earlier. Therefore soils sampling is advisable to evaluate subsoils to be disturbed including at the proposed communications tower, the training center, the rear parking area and within the storm water detention area. Mrs. Kapushinski will investigate if this can be accomplished under an existing On-Call Environmental Contract possibly held by the Town currently. Mr. Humes volunteered a drawing to outline the recommended sampling locations although a work program will need to be drafted. The condition of the existing pavement was discussed and a bid alternate is proposed for milling and repavement.

**6 Update on the hiring of an Owner's Construction Representative**

Mrs. Kapushinski offered that the Advertisement for OCR Bids will be published next Thursday and responses received by the week of September 12th. A two-week Committee review period was decided.

**7 Subcommittee Updates**

Updates were provided already under the above Agenda Items

**8 Other business**

There being none, the meeting was adjourned at 11:23 AM.

Respectfully submitted,  
Jon Walworth  
Temporary Recording Secretary