

TOWN OF WALLINGFORD, CONNECTICUT
SPECIAL TOWN COUNCIL MEETING
Town Council Chambers

TUESDAY, JUNE 30, 2009

The following minutes are a record of the Special Meeting of the Wallingford Town Council held in the Robert Earley Auditorium of the Wallingford Town Hall on Tuesday, June 30, 2009. The Meeting was Called to Order at 6:45 P.M. Responding present to the Roll Call given by Town Council Secretary Sandra Weekes were Councilors Mike Brodinsky, Vincenzo M. DiNatale Nick Economopoulos, Jerry Farrell, Jr., John LeTourneau, Robert F. Parisi, Rosemary Rascati, Michael Spiteri and Vincent F. Testa, Jr. Mayor William W. Dickinson, Jr. was also in attendance.

The meeting began with a Moment of Silence, the Pledge of Allegiance and the Roll Call.

2. Presentation and Discussion of the Feasibility Study for the Expansion and Renovation to the Wallingford Police Department by Brian W. Humes, Jacunski Humes Architects, LLC – Mayor

In attendance: Brian W. Humes

With the aid of a computer generated slide show (*Appendix I*), Mr. Humes presented the feasibility study research he had performed for the expansion and renovation of that eventually generated the exterior rendering on a possible new Police Station for Wallingford on a proposed site known as the Wooding Caplan property. He discussed in some detail the floors plans for a basement firing range, the main floor level, which in part illustrates various features on that level including the location of a sally port and covered parking. He described the space on the upper level. There is a storage outbuilding also on the property.

The space needs summary include gross square footage for the building. It addresses parking for official vehicles and for staff at 133 spaces and the public with 20 spaces for a total 153 spaces.

The site needs assessment included area estimates for nine different areas as well as the building footprint, landscaped setbacks and future expansion potential for a total estimate of 133,200 square feet for the approximately three (3) acres on the Wooding Caplan site.

The schematic design phase compared proposed square footage with actual square feet. The figure of approximately \$20 to \$25 million was announced. There are six phases to the contract with the architect consultant, and three phases are complete:

Space Needs Assessment

Site Evaluation

Schematic Design Phase

The Town Council discussed items related to the contract and that a consideration of an alternative site, which is in the contract, seems to be missing from this presentation. They voiced that they would like to have handouts that are readable in advance of the meeting, the slides, for instance. Council members felt that with this report that the new Police Station is slated for the Wooding Caplan property which some feel is not the most desirable site and that another site or sites might also be considered. Mr. Humes said that wherever the building is located that the space needs will remain the same; however, the design might not be the same.

Mayor Dickinson stated that from the beginning this study was specific to the Wooding Caplan site. Traffic and its flow were discussed in conjunction with parking spaces and future expansion demand for parking. The Council discussed the part of the contract that to this point they felt was unfulfilled. Chairman Brodinsky read from the contract:

6. The architect shall include a concise report of advantages and disadvantages, conceptual plans, cost estimates (including land acquisition, if necessary) and construction scheduling for each option, including temporary relocation. The architect shall provide for at least two conceptual designs.
8. The architect shall include a comparison of costs estimated for use of the site for police department purposes and estimated costs for acquisition and construction of a new police department facility in some other location in Wallingford.

Mr. Farrell said that the Council only received three pages and added that this is an emotional plot of land over which there was a referendum and stated that it would have been helpful to have had a preliminary written report before tonight.

Mr. Humes responded that he has had to work within his contract, especially in speaking with neighbors. In answer to Ms. Rascati, he said that he needs authorization for the final three (3) phases, which are:

Traffic Study
Professional Cost Estimate
Final Report and Presentation

Public Comments were made by the following:
Lucille Trzcinski, 25 Turnberry Road,
Wes Lube, Montowese Trail
Robert Sheehan, 11 Cooper Avenue
Bob Gross, 114 Long Hill Road
Richard Krombel, 38 North Elm Street
Robert Mansfield, resident and also representing St. Paul's church

MOTION

Mr. Parisi made a motion, seconded by Mr. Farrell, to adjourn. All Councilors present (9) voted Aye on the motion. The motion passed. The meeting adjourned at 9:23 P.M.

Respectfully submitted,

Sandra R. Weekes
Town Council Secretary
Meeting digitally recorded by Sandra Weekes

Chairman, Mike Brodinsky Date

Town Clerk, Barbara Kapi Date

Feasibility Study

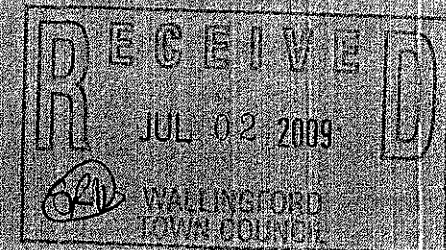
for the

Expansion / Renovation

to the

Wallingford Police Department

June 30, 2009



Feasibility Study for the Wallingford Police Department

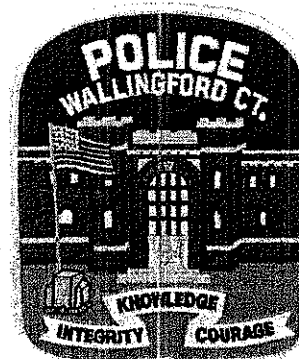
- **Contract Date: June 19, 2008**
- **Contract Includes**
 - **Space Needs Assessment**
 - **Site Evaluation**
 - **Schematic Design Phase**
 - **Traffic Study**
 - **Professional Cost Estimate**
 - **Final Report and Presentation**

Feasibility Study for the Wallingford Police Department

**Space Needs
Assessment
for the
Wallingford Police
Department
Wallingford, CT
(33 pages)**

October 2008

**Space Needs Assessment
for the
Wallingford Police Department
Wallingford, CT**



October 2008

JHI
JACUNSKI HUMES
ARCHITECTS, LLC
15 MASSIRIO DRIVE SUITE 101
BERLEN, CONNECTICUT
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Space Needs Assessment for the Wallingford Police Department Wallingford, CT Table of Contents

GENERAL INFORMATION

GROWTH ESTIMATES

FLEET INVENTORY PROJECTIONS

STAFFING PROJECTIONS

SPACE NEEDS ASSESSMENT

1.	Public	
2.	Main Desk Office	3
3.	Communications Center	
4.	Records Division	
5.	Administration	
6.	Detective Division	
7.	Forensics Lab	
8.	Narcotics Unit	
9.	Juvenile Bureau	
10.	Traffic Unit	
11.	Community Relations / Community Policing	
12.	Training Classroom / Emergency Operations Center (E.O.C.)	
13.	Training Office	
14.	IT Coordinator	
15.	Computer Equipment / Server Room	5
16.	Patrol Functions	
17.	Central Photocopy / Central Mail Room	
18.	PBA / Union Office	
19.	Evidence and Property	
20.	Sally Port	
21.	Prisoner Processing	
22.	Detention	
23.	Indoor Firearms Training Range	
24.	Armory	
25.	Toilets and Janitorial Services	
26.	Circulation	
27.	Mechanical	
28.	Storage Bays	
29.	Traffic	
	Maintenance	

SPACE NEEDS SUMMARY

EXTERIOR CONSIDERATIONS

SITE NEEDS ASSESSMENT

SPACE NEEDS SUMMARY

Building:

Proposed
Square Ft.

Total Net Square Footage	34,850
Total Gross Square Footage	47,000

Parking:

Proposed
Parking Counts

Public Parking	Min. of 20
Official Vehicles / Staff Parking	133
Total Parking	153

Site Needs Assessment

Designated Requirements

Area Estimate (sq. ft.)

Visitor Drop Off	1,000
Public Parking	8,000
Fleet and Staff Parking	55,000
Fuel Dispensing	2,500
Vehicle Impound	4,800
Driveways	2,000
Refuse / Dumpster Storage	300
Communications Antenna	250
Sally Port Approach	1,350
SUBTOTAL	75,200
Building Footprint (three story)	16,000
Landscaped Setbacks	32,000
Future Expansion Potential	10,000
TOTAL SITE AREA	133,200

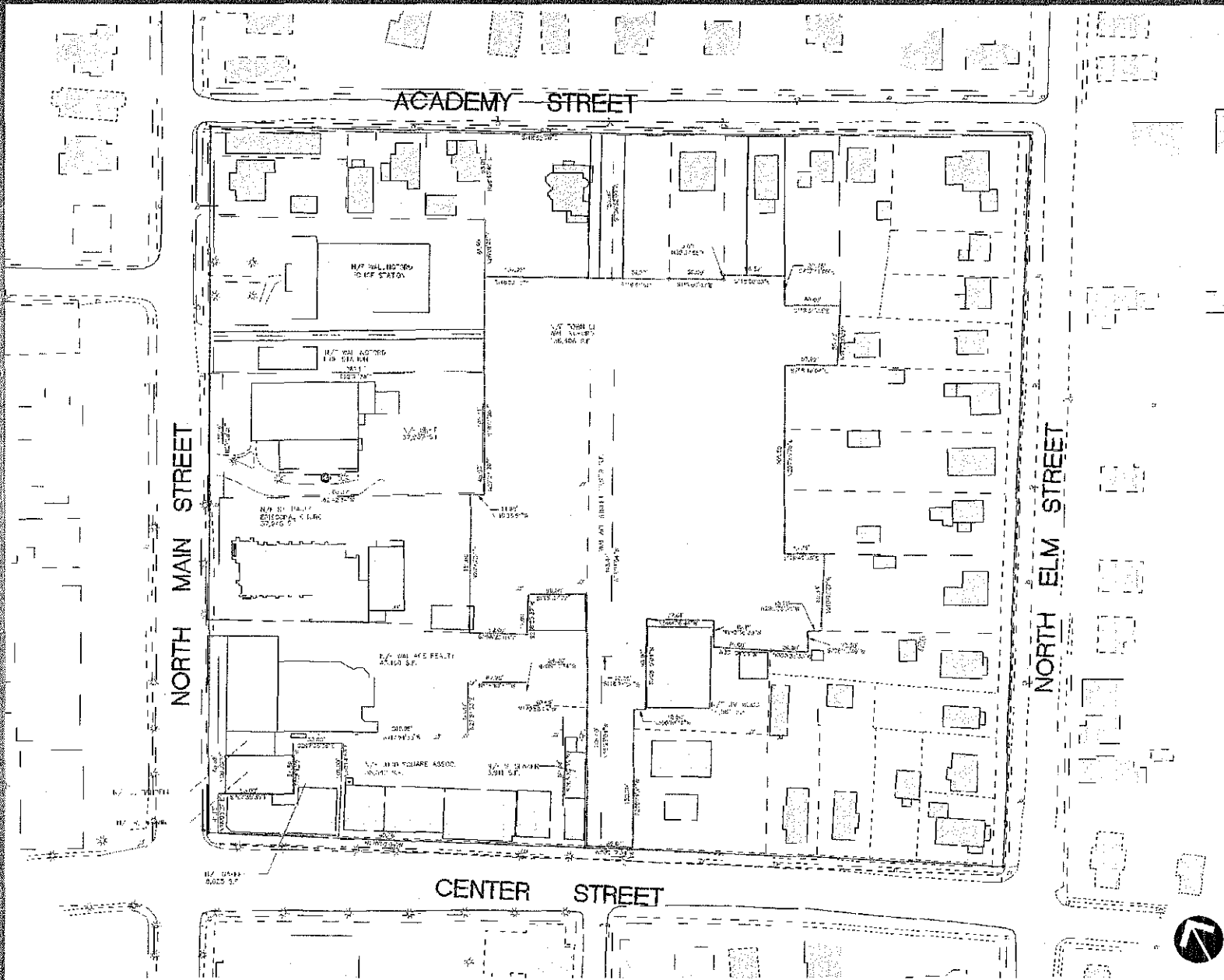
DIVIDED BY 43,560 = 3.0 ACRES (MIN. REQUIRED)

Feasibility Study for the Wallingford Police Department

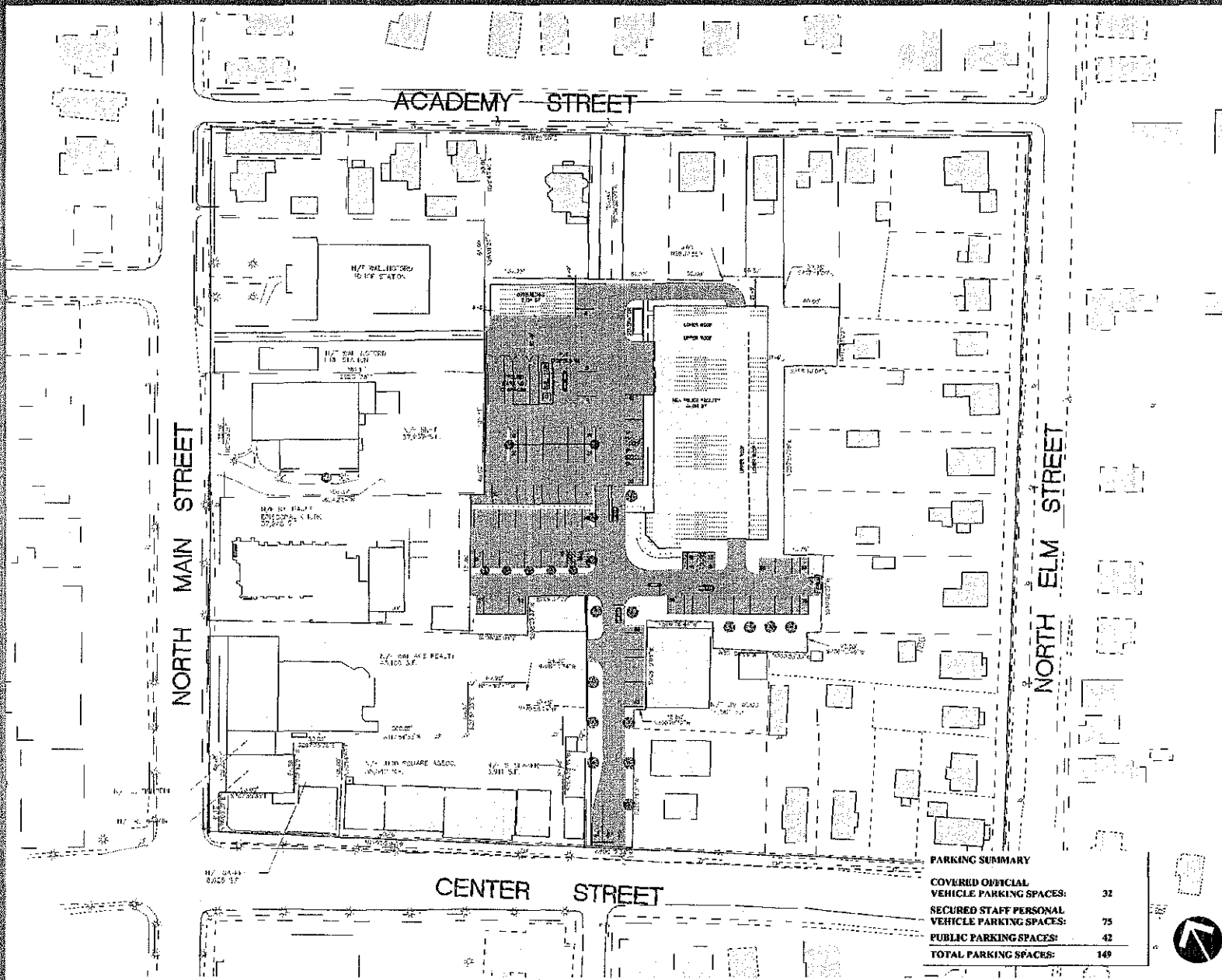
OWNER'S AUTHORIZATION TO PROCEED TO SITE EVALUATION & SCHEMATIC DESIGN PHASE OF CONTRACT

- Designated Parcel(s) to be used for site evaluation and schematic design are the existing station location and the Wooding / Caplan property

December 2008



Existing Site Plan



Proposed Site Plan

Schematic Design Phase

Building

Proposed
Square Ft.

Actual
Square Ft.

Total Net Square Footage	34,850	
Total Gross Square Footage	47,000	47,154

Parking

Proposed

Actual

Public Parking	Min. of 20	42
Official Vehicles / Staff Parking	133	107
Total Parking	153	149

LEGEND

CORRIDOR



VERTICAL CIRCULATION/ TOILETS/ JANITORIAL

PUBLIC SPACES

ADMINISTRATION

DETECTIVES

PATROL FUNCTIONS

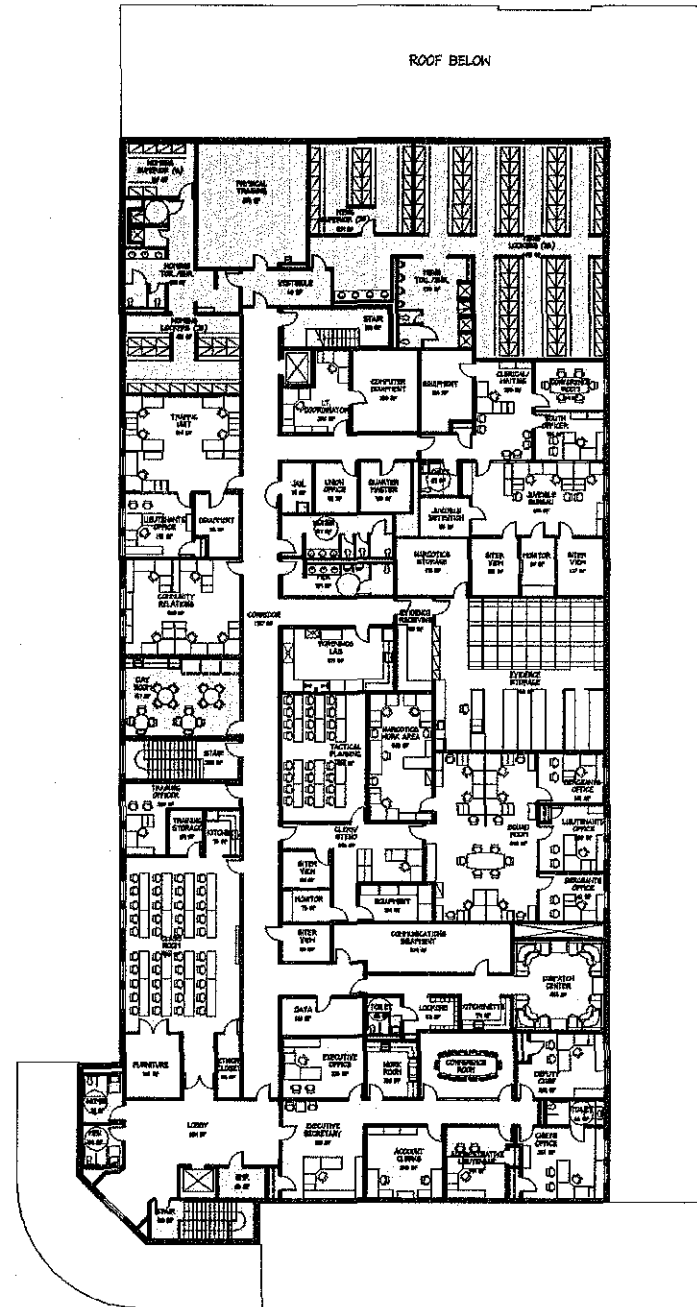
PRISONER PROCESSING/ DETENTION

STORAGE

SUPPORT/ FIREARMS TRAINING

MECHANICAL

Upper Floor Plan



LEGEND

CORRIDOR



VERTICAL CIRCULATION/ TOILETS/ JANITORIAL

PUBLIC SPACES

ADMINISTRATION

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PATROL FUNCTIONS



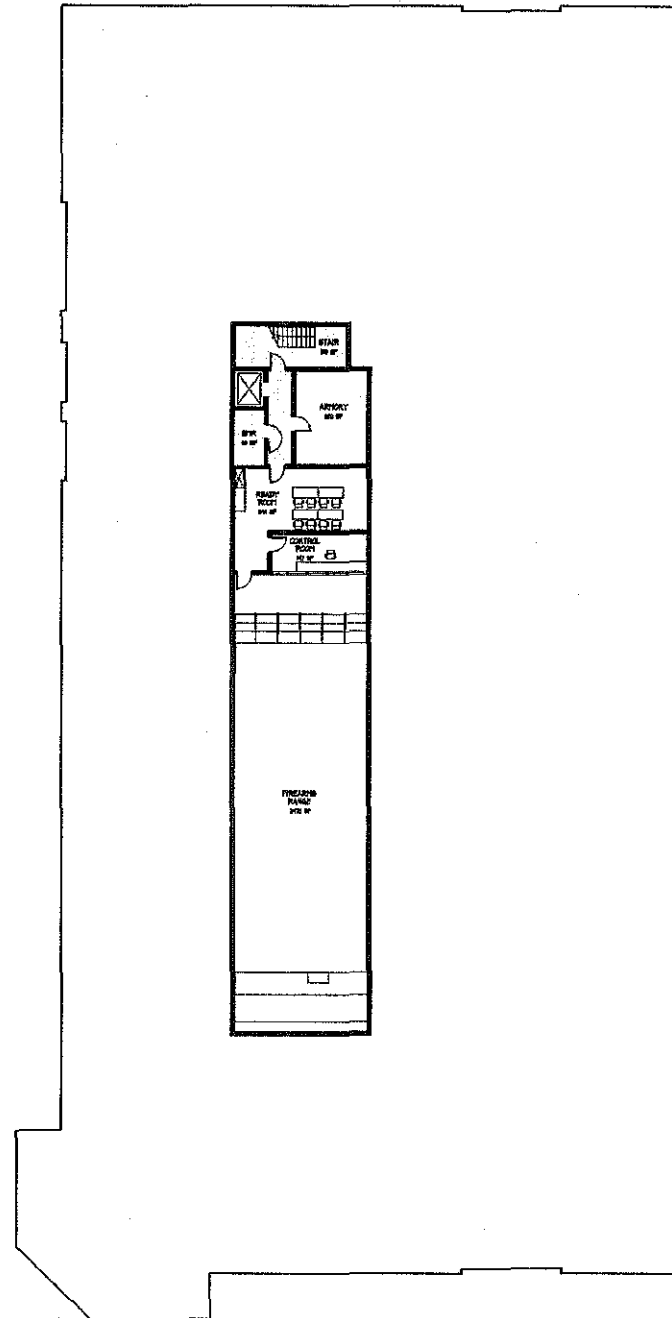
PRISONER PROCESSING/ DETENTION

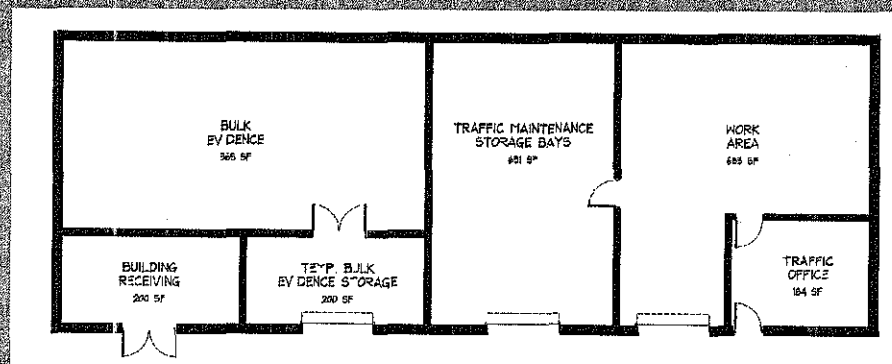
STORAGE

SUPPORT/ FIREARMS TRAINING

MECHANICAL

Lower Floor Plan





Storage Outbuilding



Front Entrance Rendering

"Green" Building Initiatives

- "Icynene" spray foam insulation in lieu of fiberglass batt and vapor barrier – "super insulate" exterior envelope to reduce energy loads
- "Water Saving" plumbing fixtures – double flush and low flow fixtures
- Energy efficient motors on all systems
- Energy efficient lighting / utilize motion sensors / improve daylighting
- Energy Star appliances
- Renewable, sustainable building products
- Low VOC paint products
- Formaldehyde free building products to eliminate off-gassing
- Point of use water heaters
- Study of Geothermal heating system vs. central water cooled chiller
- LEED "Certifiable" Project design

**Proposed New
Wallingford Police Facility
Wallingford, CT**

HOW MUCH \$\$\$?

Feasibility Study for the Wallingford Police Department

- **Contract Date: June 19, 2008**
- **Contract Includes**
 - ✓ Space Needs Assessment
 - ✓ Site Evaluation
 - ✓ Schematic Design Phase
 - Traffic Study
 - Professional Cost Estimate
 - Final Report and Presentation