

Wallingford Police Station Steering Committee Meeting MINUTES

Thursday July 13, 2023 @ 10AM

Wallingford Public Library

200 North Main Street

Collins Room, Lower Level

Prepared by R. Heidgerd

Members Present:

Kapushinski

Walworth

Heidgerd

Baltramaitis

Others:

Andrew Whitehouse-Jacunski Humes

Jeff Vosburgh-Downes Construction

Sean Slain-Downes Construction

Jim Russo-J.R. Russo, LLC

Chief Ventura

Deputy Chief Demaio

Call meeting to order at 10:00 a.m. by Alison Kapushinski

Agenda Items

1. Accept minutes from June 8, 2023 Regular Meeting and June 15, 2023 Special Meeting
 - a. Motion: Accept minutes from June 8, 2023 Regular Meeting
Made by: Walworth
2nd by Baltramaitis
In Favor: Unanimous
 - b. Motion: Accept minutes from June 15, 2023 Special Meeting
Made by: Walworth
2nd by Baltramaitis
In Favor: Unanimous
2. Public Comment: None
3. Update from Police Department – Chief Ventura

PD reviewing shelving details, Room numbering plan approved, update about the council meeting approving the bonding for the radio equipment/tower.

4. Update from Design Team – Jacunski Humes

Window sills were found to be constructed with hollow core masonry units and will require additional work to bring them up to spec. During demolition, an outside wall was found to have been improperly flashed which will require unanticipated work to rectify.

5. Update from Owner’s Representative – Russo

See Handout for details,

Discussion on all topics listed on handout

6. Update from Construction Manager – Downes

See handout for details

Discussion on all topics listed on handout

7. Discussion and possible action regarding:

a. Payment Applications/Invoices

Discussion about payment application, pertains to submission for payment including vacation and holiday time.

- i. Motion: to approve Downes payment of \$1,156,319.47, subject to review and possible adjustment for submission of vacation and holiday time, this will not set a precedent.

Made by: Baltramaitis

2nd by Walworth

In Favor: Unanimous

Invoice amounts were presented by Kapushinski for Russo and Jacunski Humes.

- ii. Motion: to approve the following invoices and requisitions:

Jim Russo: \$2,835.00

Jacunski Humes: \$9,800.00

Jacunski Humes: \$7,150.00

Made by: Baltramaitis

2nd by Walworth

In Favor: Unanimous

- b. Change Orders: Discussion about approved change orders as follows;
 - i. AMK approved, <\$15k from CM Contingency
 - 1. PCO 42: \$8,800 for MEP Coordination 3D Scan
 - 2. PCO 44: \$1,980 for a Generator Coordination Study
 - ii. Purchasing approved, <\$15k from Owner Contingency
 - 1. PCO 7: Fire alarm device added, \$3,883.67
 - 2. PCO 27: Provide new CFA Device, \$1,857.12
 - 3. PCO 37: FTC rebar size increase (due to added parapet), \$3,883.67
 - 4. PCO 53: Power for exhaust fans, \$1,579.77
 - 5. PCO 58: EV Charger Modifications, CREDIT 815.19
 - 6. PCO 80: Panelboard and breaker clarifications, \$4,414.68
 - iii. For Committee approval:
 - 1. PCO 45: Sallyport manhole, \$37,366.11

An overview of PCO #045 was given by Kapushinski and Vosburgh.

Motion: to approve PCO #045 in the amount of \$37,366.11.

Made by: Walworth

2nd by Baltramaitis

In Favor: Unanimous

- 2. PCO 78: Roof walkway pads, \$37,087.49 (discussion only)

An overview of PCO #078 was given by Whitehouse and Vosburgh. There was consensus to proceed with pricing roof walkway pads around the hatch and rooftop units only, not walking path between them. This will be presented at a future meeting once costs are obtained.

- c. Requests for Information/Submittals

Discussion about the front street sign, guidance was given to move forward with the design and supply conduit for future wiring needs.

- 8. Committee Member Updates

Special testing vendor is nearing the allotted budget amount, increasing this budget item will need to be addressed at the next meeting.

- 9. Other business: None

Motion: to adjourn

Made by: Walworth

2nd by Baltramaitis

In Favor: Unanimous

Respectfully submitted by Richard Heidgerd 13 July 2023

J. R. RUSSO, LLC
OWNERS PROJECT MANAGER

WALLINGFORD POLICE DEPT
100 BARNES RD
OWNERS TASKS

<u>DESCRIPTION</u>	<u>RESPONSIBLE BID DATE</u>		<u>DUE DATE</u>	<u>AWARD DATE</u>	<u>INSTALL DATE</u>	<u>COMPLETE DATE</u>	<u>COMMENTS</u>
	<u>PARTY</u>						
COMMUNICATION TOWER							
ITB#2	DCC/BOARD	5/19/2023	6/9/2023	7/12/2023	TBD	TBD	TOWN COUNCEL MEETING AGENDA 7/11/23
RADIO COMMUNICATIONS							
MOTOROLA SOLUTIONS BID WAIVER	TOWN COUNCEL BOARD			TBD			TOWN COUNCEL MEETING AGENDA 7/11/23
FIBER EXTENSION	BOARD						
FAA APPROVAL	BOARD						
TOWER EQUIPMENT BID	DCC/BOARD						
FF E							
SHELVES RFP	TBD						
PURCHASING INSTALLATION	TBD						
FF E	JHA/DDC						
PURCHASING INSTALLATION	TOWN JRR						
PHONE SYSTEMS	BOARD						
COMPUTERS/LAP TOPS/COPIER'S	WPD						
AV EQUIPMENT	WPD						
VIDEO SIMULATION	WPD						
RELOCATION							
EVIDENCE ROOM FILES	WPD WPD						
MISC. EXISTING EQUIPMENT	WPD						

J. R. RUSSO, LLC
 OWNERS PROJECT MANAGER

<u>DESCRIPTION</u>	<u>RESPONSIBLE BID DATE</u>		<u>DUE DATE</u>	<u>AWARD DATE</u>	<u>INSTALL DATE</u>	<u>COMPLETE</u>		<u>COMMENTS</u>
	<u>PARTY</u>					<u>DATE</u>		
911 CENTER DESK CONSOLES COMPUTER/TV EQUIPMENT 911 TRANSFER TO BARNES RD	BOARD WPD JRR/WPD							

JRR LLC 7.11.23

July 13th, 2023

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	\$	27,578,322.70	
Approved Proposed Change Orders	\$	<u>28,955.16</u>	
Total Revised GMP	\$	27,607,277.86	
Pending/Approximate Change Order Requests	\$	<u>762,100.43</u>	
Total Anticipated GMP			\$ 28,369,378.29
Construction Manager's Construction Contingency	\$	1,295,121.74	included in above/GMP
Approved COPs	\$	<u>69,019.93</u>	
Pending COPs	\$	<u>10,780.00</u>	
Remaining CM Contingency			\$ 1,215,321.81
Construction Manager's Allowance Totals	\$	1,062,788.50	included in above/GMP
Actual Expenditures	\$	<u>145,885.80</u>	
Projected Expenditures	\$	<u>659,188.08</u>	
Remaining CM Allowance			\$ 257,774.62

B. Schedule Update

I.) Work Completed

- Underground Plumbing of Headquarters – Zones 3
- Underground Electric in All Areas
- Sallyport Building Foundation Excavation
- SOG Pour for Areas 1, 2 & 3 – 85% Complete

II.) Work In Progress

- Submittal Progress
- Procurement Log
- Project Schedule Update
- Front Entry Foundations
- Slab Prep for SOG Pour for Mechanical Rooms
- Wall Framing
- MEP Hangers & Supports

III.) Work to Begin

- Site Utilities for Water & Electrical
- Storm Utility Work
- Excavation for Maint Building Foundations
- Mechanical Room Slab Infill
- Ductwork Install
- Fire Protection Piping
- HVAC Piping
- HVAC Equipment

C. Critical Items / Items for Discussion

- Grounding Loop Revisions
- Communications Tower GMP Amendment #3 Approval
- Sanitary Revisions
- Material Lead Times (Switchgear)

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

- a. PCO #011 – RFI #7 – EWH & Panel Relocation \$16,277.13
(Out of Scope/Owner Contingency)
- b. PCO #027 – RFI #039 - FA Device Added in H24C-6 \$1,857.13
(Out of Scope/Owner Contingency)
- c. PCO #028 – Credit for Protective Covers BP #13.1 – (\$0.00)
(In Scope/CM Allowance)
- d. PCO #029 – Vehicle Storage Area Fence Slats Added – (\$0.00)
(In Scope/CM Allowance)
- e. PCO #031 – RFI #038 Flows & Tampers Clarifications - \$5,278.55
(In Scope/CM Contingency)
- f. PCO #034A – ASI #007 – Overflow Drains Added - \$26,867.88
(Out of Scope/Owner Contingency)
- g. PCO #037 – ASI #011 R1 – Firearms Training Rebar Sizes Revision - \$9,967.31
(Out of Scope/Owner Contingency)
- h. PCO #038 – Generator Size Cost Increase - \$14,061.00
(In Scope/CM Contingency)
- i. PCO #042 – 3D Scan for MEP Coordination - \$8,800.00
(In Scope/CM Contingency)
- j. PCO #044 – Coordination Study Breakout for Switchgear/UPS - \$1,980.00
(In Scope/CM Contingency)

Summary

- **CM Contingency Overall Change \$24,841.00**
- **Owner Contingency Overall Change \$54,919.44**

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

PCO Approvals

- a. PCO #045 R1 – Sallyport Manhole Demo & New Storm Piping Install – Reconciled T&M - \$37,336.10
(Out of Scope/Owner Contingency)
- b. PCO #078 – RFI #104 Roof Walkway Pads Clarification - \$37,087.49
(Out of Scope/Owner Contingency)

4. Order of Magnitude/Pending Revisions – Action Required

- a. PCO #030 – ASI #003 – Added Exterior Outlets

5. Requisition Approvals

- a. June 2023 AIA Payment Application #04 = \$1,156,319.47