

Wallingford Police Station Steering Committee Minutes

REGULAR MEETING

Thursday, June 9, 2022 @ 10AM
Wallingford Public Library
200 North Main Street
Collins Room, Lower Level

PRESENT: Alison Kapushinski, Town Engineer, Steering Committee Chair, Vincent Cervoni, Town Council Chairman, Jon Walworth, John Ventura, Police Chief, Anthony DeMaio, Deputy Chief of Police, Richard Heidgerd, Retired Fire Chief, Rob Baltramaitis, Director of Public Works, Beth Dighello, Recording Secretary, Bradley Anderson, Downes Construction, Jeff Anderson, Downes Construction, Dave Patrick, Downes Construction, Mike Concodello, Downes Construction, Nicole DeMaio, Downes Construction, Brian Humes, Jacunski Humes, Chris Mitchell, Arcadis

Call to Order

The meeting was called to order at 10:00 a.m.

Agenda Items

Ms. Kapushinski gave the Committee an overview of the agenda. She stated that agenda Item #4 will be moved to follow Item #6. Also Item #7 will basically include a handout to be reviewed by the Commission, so there will not be much discussion. Agenda Item #8 may be moved to the following meeting depending on time constraints.

1. Approve/accept the minutes from the April 26, 2022 Special Meeting and the May 12, 2022 Regular Meeting

A motion was made to approve/accept the minutes from the April 26, 2022 Special Meeting

Made by: Mr. Walworth

Seconded by: Mr. Heidgerd

Votes: 4 Ayes (Chairman Cervoni abstained)

A motion was made to approve/accept the minutes from the May 12, 2022 Regular Meeting

Made by: Mr. Walworth

Seconded by: Mr. Heidgerd

Votes: 5 Ayes (Chairman Cervoni abstained)

2. Public Comment

There were no public comments or questions.

3. Update from the Police Department – Chief Ventura

Chief Ventura stated that there are no updates at this time, but after reviewing the handouts he expects there will be some comments and questions. Chief Ventura stated that there will be a special meeting on Monday, June 13th with Norcom regarding the radio tower. Originally, it was believed that there was not a need to have a tower at 100 Barnes Rd. However, in order for the town-wide towers to maintain connectivity, Norcom now believes an on-site tower will be necessary at 100 Barnes Rd. Norcom will make a presentation to the Committee at Monday's meeting. They will discuss whether a tower will need to remain in place in the downtown area, as well as, whether the radio equipment will need to be moved from the current police department building.

4. Presentation of Schematic Design Estimate – Downes

Mr. Patrick gave the Schematic Design Estimate presentation. He said the estimate process begins with actual costs related to similar projects they have previously completed. They look at individual line items. They use the drawings provided to them by Jacunski Humes to quantify the site. They used the original estimate from 2020 and factored in the price escalation. The two estimates were within 2% of each other. The main headquarters building, the firearms building and the maintenance building were given separate estimates. Mr. Patrick pointed out that a 10% design and estimating contingency is included.

Mr. Walworth asked if it is possible to get a breakdown on HVAC, plumbing and the doors? Mr. Patrick agreed to email Mr. Walworth the mechanical packet.

Ms. Kapushinski commented that the cost to include geothermal for the Firing Training Center is at \$100,000. It was previously estimated by IES to be \$25,000. This new estimate will affect the payback period. Mr. Patrick stated that since this estimate was completed, IES informed them that only one well would be needed. The \$100,000 estimated included multiple wells. He stated they would take another look at that number.

5. Presentation on Construction Manager at Risk Scope of Services – Downes

The project team from Downes Construction made a presentation to the Committee regarding their Scope of Services. They provided a background of the company, as well as their previous experience with Public Safety projects in Connecticut. The project team was introduced to the Committee.

Mr. Jeff Anderson stated that controlling costs will be a priority during the project. He stated that they received the design development drawings the previous day. They will be utilizing an online live Excel file to track any questions that may arise throughout the design development process. It will be used as a collaborative document to make sure as we move towards the construction document the drawings

are as complete and accurate as possible. This translates to a more accurate guaranteed maximum price to the Town and fewer change orders.

Mr. Anderson provided the Committee with an updated schedule. He noted that the switchgear delivery times are between 48-60 weeks. This is a concern related to managing the schedule for the new police department. They are looking at ways to pre-purchase this gear. They are also looking at ways to utilize the old switchgear to move the project along until the new switch gear is received.

Another priority is the integrated technology approach. All the communication and security systems must be coordinated and installed properly.

He explained that Downes Construction has the ability to perform forensic investigations. They are able to open walls and ceilings to evaluate existing structures to check for any concerns. It is important to evaluate these things during pre-construction phase in order to incorporate any findings into the budget.

Mr. Brad Anderson discussed total project management. He stated budget management is not just construction costs, it also includes FF&E, move management, soft costs and financing. He will keep an updated master project schedule and manage quality control. He will work to mitigate as many change orders as possible. Move management will also be an important item. They will coordinate background checks on moving companies, coordinate armored car services, etc.

Mr. Anderson reviewed a matrix related to the integration of systems including the radio system, security cameras, phones, dispatch consoles, etc.

Mr. Mike Concodello provided the Committee with an overview of the proposed site. As the construction phase gets closer this will be further dialed down.

Ms. Kapushinski asked both Downes and Jucunski Humes if the frequency of the monthly meetings still make sense at this point in the project. Mr. Humes stated that the monthly meetings still meet their needs, however, if the Committee would like more frequent meetings they can accommodate that also. Mr. Anderson agreed with Mr. Humes and stated that he would also like to participate in any meetings with Norcom or any interim meetings of significance. The Committee agreed.

6. Update from Design Team – Jacunski Humes

Mr. Humes stated that he is happy to be working again with Downes. He stated Jacunski Humes has submitted the application to Inland Wetlands on May 31st. Inland Wetlands was to have a meeting on June 1st, however, that meeting was rescheduled to June 15th. At that meeting, the plan is for them to accept the application, not to act on it. There will then be a presentation at the July 27th meeting. Jacunski Humes will be present to make that presentation.

The application to Planning and Zoning will be July 28th. This application will be accepted at their August meeting for a September presentation. Ms. Kapushinski stated that the Town Planner said that if the application is submitted by July 8th, it will be heard on August 8th. Mr. Humes said that there are some decisions to be made before July 8th. Mr. Humes said that we are applying for the entire package, which

includes all the buildings. The Committee will have to give them direction regarding the construction documents.

Jacunski Humes is now moving to the design development phase which will include significantly more detail than the schematic design. The effort of design development is to get all the consultants involved to test all of the systems in the building to see if they fit and are there any conflicts. Any conflicts will be worked out in the construction document phase. During the design development effort, it is determined that all of the intended systems fit quite well into the building.

Mr. Humes reviewed the site plan with the Committee. He said the size of the detention basin will be depend on the decision to build or not build the Firearms Training Center and Storage Building. That decision will impact other pieces of the project. Two generators are being proposed. One will be backup for the vehicle charging stations, the other will be for the building. If it is determined that a tower is necessary on this property, it will not fit in the utility yard as currently designed. One option to relocate one of the generators to create space for the tower. Mr. Humes reviewed the utility plans for the Committee. The locations for the raised access floors was discussed.

Chairman Cervoni inquired about possible leaking fluids from impounded vehicles. Mr. Humes stated that it would have a gravel base which is considered impervious. If it were to be paved it would also be impervious, but at a different rate. There is the option to pave it.

Mr. Humes noted that the front entrance has been designed to make a reference to the police department at 135 N. Main St.

The carport will have a roof which can accommodate photovoltaics if the decision is made to include them in the project. They can also be added after the completion of the project. The roof will be extended to cover the sidewalks for weather protection. There will be coverage from the vehicle to the staff entrance door.

All the mechanicals are laid out in the plan. Geothermal has been included in the Firing Center. This will allow us to get an estimate of cost. Gas will be included only in the mechanical room. However, if it is decided to extend it beyond the mechanical room that can be done.

Because the switchgear delivery is far out, the project has been planned to run through the construction sequence with the power that is currently in place. This will allow the construction to start. The service needs to be upgraded, but not during the construction phase. There will be a secondary electrical room. The voltage will remain the same. There is also a need for vehicle charging. Class 3 chargers will be utilized which requires 480-volts. This allows the vehicles to be charged rapidly. The building does not require 480 volts, so it will not be increased. The number of chargers will determine the size of the transformer. The infrastructure will be there, but a decision needs to be made regarding how much to invest in the charging stations now. On the public side parking, there will not be class 3 charging. It can be powered off of the building.

Chairman Cervoni asked Chief Ventura if he believes manufacturers will be able to produce patrol vehicles that are required to run for 7 hour shifts. Chief Ventura responded that it will be at least five years from now. The department will be using gas vehicles for a while. The equipment located in each vehicle utilizes too much power for it to be possible at this time. Mr. Humes explained that if solar panels are used on the roof, it will not provide enough electricity to charge the vehicles, but it will offset

the cost to charge them. The infrastructure is not the expensive part of photovoltaics, and it gives you the ability to add it later.

Mr. Humes stated the he will be looking to the Committee to provide direction related to the inclusion of the Firearms Training Center, the Storage Building and the photovoltaics in order to continue moving the project forward. Ms. Kapushinski stated that once the plans have been brought before the Town Council, these decisions can be made. She asked if it would be possible for Downes to complete the Design Development estimate before the July 14th meeting. This will allow the Committee to determine what should definitively be included in order to provide Jacunski Humes with direction. Ms. Kapushinski asked Mr. Humes to create a list of items for which he needs direction from the Committee.

Mr. Walworth asked Chief Ventura if he has reviewed the furniture choices with Jacunski Humes. Chief Ventura replied that they had an initial discussion, but not specifics. Mr. Walworth asked if there was any furniture that could be moved or if the police department is looking for all new furniture. Chief Ventura replied that most of the furniture is very dated, however, some of the Dispatch Center furniture might be moved.

5. Discussion regarding the hiring of an Owner's Construction Representative and Commissioning Agent – Kapushinski

Ms. Kapushinski handed out material to the Committee for their review. There was no discussion.

6. Discussion and possible action regarding invoice approvals – Walworth

The Committee agreed to discuss this item agenda at the June 13th meeting.

7. Subcommittee Updates

The Committee discussed the upcoming meetings. Below is the tentative meeting schedule.

June 13th – 2 pm, Room 315: Special Committee Meeting with Norcomm

July 7th – 10 am, Room 315: Special Committee Meeting regarding DD Budget, Town Council Meeting preparation

July 12th - 6:30 pm, Town Council Chambers – Town Council Meeting to present Schematic Design Plan

July 14th – 10 am, Room 315 – Regular Committee Meeting

July 27th – Town Council Chambers – Inland Wetlands and Watercourses Commission Meeting

August 8th – 7 pm, Town Council Chambers – Planning & Zoning Commission Meeting

August 11th – 10 am, Room 315 – Regular Committee Meeting

8. Other Business

There was no other business.

A motion was made to adjourn the meeting.

Made by: Mr. Walworth

Seconded by: Mr. Heidgerd

Votes: 5 Ayes

The meeting was adjourned at 12:12 p.m.

Respectfully submitted,

Beth Dighello
Recording Secretary