

- c. Communications equipment room, question whether there should be slab poured, or an access floor. There is no need for the access floor. The slab would be the only requirement. There was no objection to going with a slab instead of an access floor.
5. Update from Construction Manager
- a. Downes reported due to the submission of the firearms training facility fire protection code modification, they don't recommend placing the concrete slab on grade until the directive is reviewed/finalized with the state. There are other items in flux below the firearms training slab they are coordinating, however, they are redirecting work forces to the headquarters building. The firearms training facility is not on the critical path of the project and does not have a schedule impact.
 - b. Submitted documents were reviewed. See:
 - i. Progress report dated June 8, 2023, three pages
 - ii. Eleven-page document with photographs of status
 - c. Bids are due this Friday on the communications tower
 - d. Plan for sanitary sewers are before town's water and sewer divisions for review and comment
 - e. Switch gear update – components are coming in with items on track as recently discussed.
 - f. Heidgerd asked about the process of getting change orders through Purchasing. Kapushinski reported that the process is going smoothly so far. Heidgerd also asked about changing the Firearms Training Center utility closet to janitor's closet to allow the facility to be wet-mopped.
6. Update from Owner's Representative
- a. Mr. Russo handed out a report to be included with minutes
 - b. Russo and Kapushinski have met with town's electric division to work on service requirements. ED may want new transformer pad to be moved to twelve feet from curb and resolved a concern that it would put it outside a fenced in area.
 - c. Communications tower award date will be moved to approximately August 12, 2023, different from the report.
 - d. Considering a consultant for the telephone system
 - e. 911 dispatch console will be ordered after design is approved
- Overall, job is progressing well.
7. Action items

Roof design was reviewed to require additional overflow roof drains. Heidgerd asked why these items were not part of the original design. Andy acknowledged that the additional drains should have been included. Heidgerd further expressed that we keep dipping into contingency early in the project and, late additions become more costly. Russo is typically on top of these issues in administrative meetings.

Walworth suggested that we keep track of change orders as they come up and as soon as they become anticipated.

Motion: to approve PCO #034A in the amount of \$26,867.88

- | | | | | |
|------------------------------|--------------------------------|-----------------|-----|-----|
| a. 1 st : Cervoni | 2 nd : Baltramaitis | Voting Members: | | |
| b. Aye – all aye | | JW | RVB | |
| c. No | | RWH | VC | AMK |
| d. Abstain | | | | |

Further report on the sallyport manhole removal – additional building material will be required to protect the bypass pipe that will remain under the sallyport, absorbing the weight of the floor and vehicles that will travel over it. At this time, professionals are not looking for action on this item.

8. Committee Member Updates

- a. Kapushinski referenced spreadsheet dated 06/08/2023. The document was reviewed primarily to explain where we are with spending from contingency.
- b. Tower update, need a bit more permitting, one related to a local helipad. Wright is tracking these things. Another meeting in June of the PSSC will take place in preparation for presenting the tower bond ordinance. On 6/13, Kapushinski and Wright will be meeting with the Mayor regarding the tower.
- c. Baltramaitis talked about utilities as paid for by Downes for the site during its control. Jeff didn't get to it right away. The town will be seeking reimbursement of utilities before turned over to Downes. Baltramaitis delivered bills to Downes at this meeting. Jeff brought up signing off to assuming the gas service. Also, new service is required for the other two onsite buildings.
- d. Walworth talked about reviewing and revising the furniture budget.

9. Other business

- a. Walworth asked about a schedule impact as a result in the delays now anticipated with the switch gear. Jeff will look into revising. Walworth is trying to address securing the building in the event that it is otherwise completed with the switch gear not being installed.

Walworth asked to be kept in the loop regarding the moving target regarding the switch gear so we can plan partial occupancy in advance of the completed move.

Motion to adjourn: at 11:30AM

a. 1st: Heidgerd

2nd: Walworth

b. Aye – all aye

c. No

d. Abstain

Voting Members:

	JW	RVB
RWH	VC	AMK

June 8th, 2023Town 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 Change Order Proposal's	\$	<u>(21,782.12)</u>	
Total Revised GMP	\$	27,600,104.82	
Pending/Approximate Change Order Requests	\$	<u>777,770.95</u>	
Total Anticipated GMP			\$ 28,334,311.54
Construction Manager's Construction Contingency	\$	1,295,121.74	included in above/GMP
Approved COPs	\$	<u>49,680.38</u>	
Pending COPs	\$	<u>52,225.07</u>	
Remaining CM Contingency			\$ 1,193,219.79

B. Schedule Update**I.) Work Completed**

- Demo & Abatement of Headquarters
- Underground Plumbing of Headquarters – Zones 1 & 2
- Firearms Training Building Foundation Excavation

II.) Work In Progress

- Submittal Progress
- Procurement Log
- Project Schedule Update
- Underground Drainage at the Sallyport (T&M)
- Underground Zone 3 Plumbing is Ongoing (Mainly Detention Area)
- Slab Prep for SOG Pour for Zones 1 & 2
- Firearms Training Building High Wall Foundations

III.) Work to Begin

- Firearms Training Building Waterproofing
- Wall Framing
- MEP Rough-in
- Site Utilities for Water & Electrical

C. Critical Items / Items for Discussion

- Grounding Loop PCO Approval
- Communications Tower Bid Process
- Sanitary Revisions
- Material Lead Times (Switchgear)

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

- a. PCO #033 – Change to Preman. Building Insulated Panel Sizes \$8,121.36
(Out of Scope/Owner Contingency)
- b. PCO #043 – Revise Bullet Resistant Door From Field Finish to Factory Finish \$920.00
(In Scope/CM Contingency)
- c. PCO #051 – RFI #47 – New Gate Valve for Fire Service \$1,570.35
(Out of Scope / Owner contingency)
- d. PCO #052 – Credit for Extension Ladder in Roofer’s Scope of Work (\$2,196.62)
(In Scope/CM Contingency)
- e. PCO #055 – Change Shower Type in Room H15J-6 to Handicapped Shower \$7,642.27
(Out of Scope / Owner contingency)

Summary

- **CM Contingency Overall Change (\$1,276.62)**
- **Owner Contingency Overall Change \$17,333.98**

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

- a. PCO #005B – ASI #005 Grounding Loop Added for Comm Tower - \$213,062.37
(Out of Scope/Owner Contingency)
- b. PCO #011 – RFI #7 – EWH & Heaters Circuitry Clarification to be Added - \$16,227.13
(Out of Scope/Owner Contingency)
- c. PCO #034A – ASI #007 – Revised Plumbing –Overflow Drains Added – \$26,867.88
(Out of Scope/Owner Contingency)

4. Order of Magnitude/Pending Revisions – Action Required

- a. PCO #045 – Sallyport Manhole Removal & New Storm Piping Install \$36,647.70

5. Requisition Approvals

- a. May 2023 AIA Payment Application #03 = \$953,097.30



Description
 Slab Prep & Electrical UG Conduit Run-outs

Taken Date
 05/30/2023 at 01:57 pm

Uploaded By
 Mike Concodello

Upload Date
 05/30/2023 at 02:25 pm

File Name
[20230530_135746.jpg](#)



Description
 UG Storm Clean-outs to be Raised Above Slab

Taken Date
 05/30/2023 at 11:45 am

Uploaded By
 Mike Concodello

Upload Date
 05/30/2023 at 11:45 am

File Name
[35730.jpeg](#)



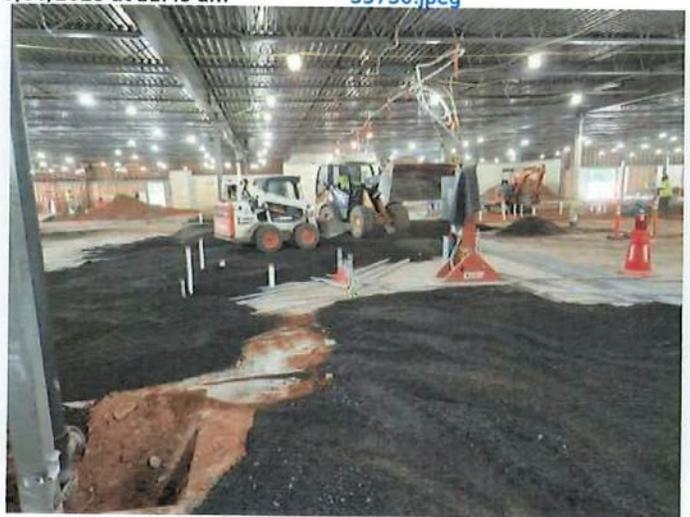
Description
 High Wall Formwork Nearly Complete

Taken Date
 05/26/2023 at 02:00 pm

Uploaded By
 Mike Concodello

Upload Date
 05/30/2023 at 11:43 am

File Name
[20230526_140021.jpg](#)



Description
 SOG Backfilling for Concrete Slab Prep

Taken Date
 05/26/2023 at 12:58 pm

Uploaded By
 Mike Concodello

Upload Date
 05/30/2023 at 11:43 am

File Name
[20230526_125804.jpg](#)



Description
Backfilling for UG Utilities Continued

Taken Date 05/24/2023 at 01:51 pm
Uploaded By Mike Concodello

Upload Date 05/25/2023 at 10:03 am
File Name [20230524_135133.jpg](#)



Description
High Wall Formwork & Bracing

Taken Date 05/23/2023 at 02:30 pm
Uploaded By Mike Concodello

Upload Date 05/23/2023 at 08:38 pm
File Name [20230523_143030.jpg](#)



Description
Electrical Room UG Install Continued

Taken Date 05/19/2023 at 02:52 pm
Uploaded By Mike Concodello

Upload Date 05/19/2023 at 06:07 pm
File Name [20230519_145255.jpg](#)



Description
Trench Backfilling for UG Utilities

Taken Date 05/19/2023 at 07:45 am
Uploaded By Mike Concodello

Upload Date 05/19/2023 at 06:11 pm
File Name [20230519_074526.jpg](#)



Description

UG Plumbing Install

Taken Date

05/18/2023 at 08:12 am

Uploaded By

Mike Concodello

Upload Date

05/19/2023 at 06:03 pm

File Name

[20230518_081239.jpg](#)



Description

Electrical Room UG Install

Taken Date

05/17/2023 at 02:32 pm

Uploaded By

Mike Concodello

Upload Date

05/18/2023 at 08:53 am

File Name

[20230517_143238.jpg](#)



Description

Footing Concrete Pour for Firearms Building

Taken Date

05/17/2023 at 07:53 am

Uploaded By

Mike Concodello

Upload Date

05/18/2023 at 08:54 am

File Name

[20230517_075353.jpg](#)



Description

Interior Trenching for UG Utilities

Taken Date

05/16/2023 at 12:37 pm

Uploaded By

Mike Concodello

Upload Date

05/17/2023 at 10:13 am

File Name

[20230516_123705.jpg](#)



Description
 UG Plumbing Install

Taken Date
 05/11/2023 at 08:54 am

Uploaded By
 Mike Concodello

Upload Date
 05/11/2023 at 10:46 am

File Name
[20230511_085405.jpg](#)



Description
 Formwork for Firearms Building - High Wall

Taken Date
 05/10/2023 at 11:19 am

Uploaded By
 Mike Concodello

Upload Date
 05/11/2023 at 07:05 am

File Name
[20230510_111919.jpg](#)



Description
 Formwork for Firearms Building

Taken Date
 05/09/2023 at 08:20 am

Uploaded By
 Mike Concodello

Upload Date
 05/09/2023 at 02:50 pm

File Name
[20230509_082058.jpg](#)



Description
 Stone Prep for Firearms Building

Taken Date
 05/08/2023 at 03:08 pm

Uploaded By
 Mike Concodello

Upload Date
 05/09/2023 at 06:28 am

File Name
[20230508_150814.jpg](#)



Description
Stone Prep for Firearms Building

Taken Date
 05/05/2023 at 03:51 pm

Uploaded By
 Mike Concodello

Upload Date
 05/05/2023 at 07:39 pm

File Name
[20230505_155112.jpg](#)



Description
Slab Removals

Taken Date
 05/05/2023 at 01:09 pm

Uploaded By
 Mike Concodello

Upload Date
 05/05/2023 at 07:39 pm

File Name
[20230505_130957.jpg](#)



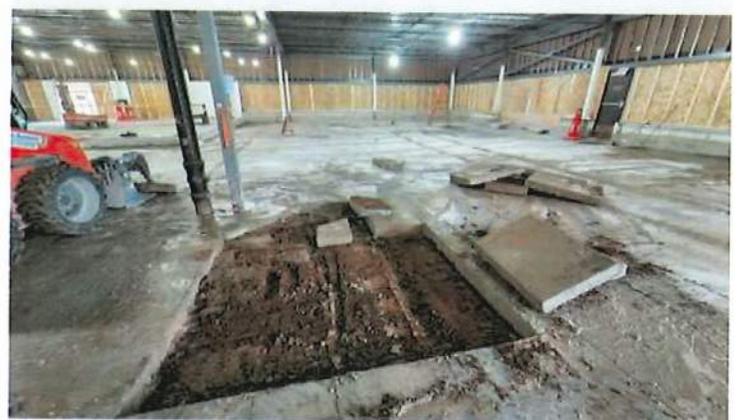
Description
Existing to Remain Slab Cores for Analysis

Taken Date
 05/05/2023 at 08:59 am

Uploaded By
 Mike Concodello

Upload Date
 05/05/2023 at 07:39 pm

File Name
[20230505_085955.jpg](#)



Description
Slab Removals

Taken Date
 05/04/2023 at 09:38 am

Uploaded By
 Mike Concodello

Upload Date
 05/05/2023 at 07:38 pm

File Name
[20230504_093809.jpg](#)



Description

Sawcutting In Progress

Taken Date

05/03/2023 at 10:03 am

Uploaded By

Mike Concodello

Upload Date

05/04/2023 at 06:31 am

File Name

[20230503_100326.jpg](#)



Description

Front Entry Demo - Interior View - Looking South

Taken Date

05/03/2023 at 08:58 am

Uploaded By

Mike Concodello

Upload Date

05/04/2023 at 06:31 am

File Name

[20230503_085802.jpg](#)



Description

Sawcutting Layout 1

Taken Date

05/02/2023 at 03:11 pm

Uploaded By

Mike Concodello

Upload Date

05/03/2023 at 07:35 am

File Name

[20230502_151138.jpg](#)



Description

Sawcutting Layout 1

Taken Date

05/02/2023 at 03:11 pm

Uploaded By

Mike Concodello

Upload Date

05/03/2023 at 07:35 am

File Name

[20230502_151110.jpg](#)



Description

Demo of Existing Front Entryway

Taken Date
 05/02/2023 at 11:10 am

Uploaded By
 Mike Concodello

Upload Date
 05/03/2023 at 07:38 am

File Name
[20230502_111038.jpg](#)



Description

Existing Northeast Outflow Adjacent to Detention Pond

Taken Date
 05/02/2023 at 11:00 am

Uploaded By
 Mike Concodello

Upload Date
 05/03/2023 at 07:39 am

File Name
[20230502_110014.jpg](#)



Description

Roof Safety Railings in Place

Taken Date
 05/02/2023 at 07:12 am

Uploaded By
 Mike Concodello

Upload Date
 05/03/2023 at 07:41 am

File Name
[20230502_071212.jpg](#)



Description

Firearms Foundation Excavation

Taken Date
 05/01/2023 at 03:40 pm

Uploaded By
 Mike Concodello

Upload Date
 05/01/2023 at 07:36 pm

File Name
[20230501_154005.jpg](#)



Description
Asbestos Containment Setup

Taken Date 05/01/2023 at 12:54 pm
Uploaded By Mike Concodello

Upload Date 05/01/2023 at 07:37 pm
File Name [20230501_125441.jpg](#)



Description
Demo of Existing Front Entry

Taken Date 05/01/2023 at 08:53 am
Uploaded By Mike Concodello

Upload Date 05/01/2023 at 07:37 pm
File Name [20230501_085343.jpg](#)



Description
Containment Setup

Taken Date 05/01/2023 at 06:59 am
Uploaded By Mike Concodello

Upload Date 05/01/2023 at 07:37 pm
File Name [20230501_065955.jpg](#)



Description
Remaining Demo Clean-up

Taken Date 05/01/2023 at 06:56 am
Uploaded By Mike Concodello

Upload Date 05/01/2023 at 07:37 pm
File Name [20230501_065649.jpg](#)



Description
 East Side - Temp Protection in Place

Taken Date
 05/01/2023 at 06:40 am

Uploaded By
 Mike Concodello

Upload Date
 05/01/2023 at 07:38 pm

File Name
[20230501_064055.jpg](#)



Description
 Embankment Rough Grading

Taken Date
 05/01/2023 at 06:40 am

Uploaded By
 Mike Concodello

Upload Date
 05/01/2023 at 07:38 pm

File Name
[20230501_064008.jpg](#)



Description
 Detention Pond in Action

Taken Date
 05/01/2023 at 06:38 am

Uploaded By
 Mike Concodello

Upload Date
 05/01/2023 at 07:38 pm

File Name
[20230501_063829.jpg](#)



Description
 Sallyport Excavation

Taken Date
 05/01/2023 at 06:37 am

Uploaded By
 Mike Concodello

Upload Date
 05/01/2023 at 07:39 pm

File Name
[20230501_063725.jpg](#)



Description

Southern Entryway for before demo.

Taken Date

05/01/2023 at 06:33 am

Uploaded By

Mike Concodello

Upload Date

05/01/2023 at 07:39 pm

File Name

[20230501_063353.jpg](#)

WALLINGFORD POLICE DEPT
100 BARNES RD
OWNERS TASKS

DESCRIPTION	RESPONSIBLE PARTY		BID DATE	DUE DATE	AWARD DATE	INSTALL DATE	COMPLETE DATE	COMMENTS
COMMUNICATION TOWER ITB#2	DCC/BOARD	BOARD BOARD	5/19/2023	6/9/2023	7/12/2023	TBD	TBD	
RADIO COMMUNICATIONS FIBER EXTENSION FAA APPROVAL TOWER EQUIPMENT BID		BOARD BOARD DCC/BOARD						
FF E SHELVES RFP PURCHASING INSTALLATION FF E RFP PURCHASING INSTALLATION	TBD TBD JRR JHA/DDC TOWN JRR							
PHONE SYSTEMS	BOARD							
COMPUTERS/LAP TOPS/COPIER'S	WPD							
AV EQUIPMENT	WPD							
VIDEO SIMULATION	WPD							
RELOCATION EVIDENCE ROOM	WPD							

J. R. RUSSO, LLC
OWNERS PROJECT MANAGER

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

JRR LLC 6.7.23

ITEM	UPDATED BUDGET	ENCUMBERED	PREVIOUSLY EXPENDED	SPENT THIS PERIOD	AMOUNT REMAINING	RESPONSIBLE PARTY	COMMENTS
GMP	\$ 27,605,206.50						
SOFT COSTS							
Furniture	\$ 875,000.00	\$ -	\$ -	\$ -	\$ -	JHA/AMK	CAMA estimate
High Density Shelving	\$ 470,000.00	\$ -	\$ -	\$ -	\$ -	JHA/AMK	CAMA estimate
Arch/Eng Fees Total	\$ 955,855.00	\$ 955,855.00	\$ 724,870.00	\$ 9,800.00	\$ 221,185.00	AMK	Over-encumbered by \$17,540
Architectural Fees	\$ 894,805.00	\$ 894,805.00	\$ 706,360.00	\$ 9,800.00	\$ 178,645.00	-	
A-2/T-2 Survey	\$ 4,800.00	\$ 4,800.00	\$ 4,800.00	\$ -	\$ -	-	Completed
Geotechnical Allow.	\$ 7,500.00	\$ 7,500.00	\$ 7,500.00	\$ -	\$ -	-	Completed
Acoustical Allow.	\$ 25,000.00	\$ -	\$ -	\$ -	\$ -	-	Per JHA, leave as placeholder
Septic Evaluation	\$ 1,500.00	\$ 1,500.00	\$ 1,500.00	\$ -	\$ -	-	Completed
Wetland Flagging	\$ 710.00	\$ 710.00	\$ 710.00	\$ -	\$ -	-	Completed
Land Use App. Allow.	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00	\$ -	\$ -	-	Completed
Drainage Report	\$ 1,500.00	\$ 1,500.00	\$ 1,500.00	\$ -	\$ -	-	Completed
HazMat Survey	\$ 12,598.00	\$ 12,598.00	\$ 12,598.00	\$ -	\$ -	AMK	EnviroMed & Platform
Abatement	\$ 5,500.00	\$ 5,500.00	\$ -	\$ -	\$ 5,500.00	AMK	EnviroMed- expecting this to be less
Special Inspections	\$ 25,000.00	\$ 25,000.00	\$ -	\$ -	\$ 25,000.00	AMK	Special Testing Labs
Telephone Equipment	\$ 135,000.00	\$ -	\$ -	\$ -	\$ -	JRR	Estimate from Windsor PD
PC/Software/Server Equipment	\$ 920,000.00	\$ -	\$ -	\$ -	\$ -	PD	PD Estimate
AV Systems/Equipment	\$ 76,000.00	\$ -	\$ -	\$ -	\$ -	PD	PD Estimate
Dispatch Workstations	\$ 205,000.00	\$ -	\$ -	\$ -	\$ -	AMK	CAMA estimate
Radio Communications	TBD	\$ -	\$ -	\$ -	\$ -	BW	Tower Consultant to evaluate
Communications Tower	TBD	\$ -	\$ -	\$ -	\$ -	BW	Bid Opening June 2023
Tower Consultant	\$ 8,000.00	\$ 8,000.00	\$ 2,598.75	\$ -	\$ 5,401.25	BW	
Building Equipment (Maintenance)	\$ 20,000.00	\$ -	\$ -	\$ -	\$ -	PD	Estimate from Windsor PD
Video Simulation	\$ 50,000.00	\$ -	\$ -	\$ -	\$ -	PD	
Moving Expenses	\$ 20,000.00	\$ -	\$ -	\$ -	\$ -	PD	
Printing/Advertising	\$ 5,000.00	\$ -	\$ -	\$ -	\$ -	AMK	
Legal Fees	\$ 10,000.00	\$ 10,000.00	\$ 4,090.00	\$ -	\$ 5,910.00	AMK	
Bonding Admin. Costs	\$ 50,000.00	\$ -	\$ -	\$ -	\$ -	Finance	Estimate from Comptroller
OCR Rep J. Russo	\$ 122,000.00	\$ 122,000.00	\$ 15,525.00	\$ 4,893.75	\$ 101,581.25	AMK	
Builders Risk Insurance	\$ 35,000.00	\$ 35,000.00	\$ 35,000.00	\$ -	\$ -	Risk	
Owners Project Contingency	\$						See Owners Contingency Breakdown
TOTAL SOFT COSTS	\$ 5,482,793.50	\$ 2,656,793.50	\$ 794,681.75	\$ 14,693.75	\$ 364,577.50	1,482,840.50	
OTHER EXPENSES							
Building Acquisition	\$ 1,760,000.00	\$ 1,760,000.00	\$ 1,760,000.00	\$ -	\$ -		
TOTAL OTHER EXPENSES	\$ 1,760,000.00	\$ 1,760,000.00	\$ 1,760,000.00	\$ -	\$ -		
TOTAL PROJECT COST	\$ 34,848,000.00						
BOND AMOUNT	\$ 34,848,000.00						

Owner's Contingency Tracking

06/08/2023

Item	Amount
Project Start	1,500,179.29
OCR Adjustment	(12,000.00)
Architect Adjustment	(17,540.00)
Enviromed Testing	(4,830.00)
Asbestos Abatement	(5,500.00)
PCO 6	54,305.00
PCO 21	(22,561.18)
PCO 51 and 55	(9,212.61)
CONTINGENCY REMAINING	\$ 1,482,840.50