

**Wallingford Police Station Steering Committee Minutes
REGULAR MEETING**

**Thursday, May 12, 2022 @ 10AM
Town Hall, 45 South Main Street
Room 315**

PRESENT: Alison Kapushinski, Town Engineer, Jon Walworth, John Ventura, Police Chief, Anthony DeMaio, Deputy Chief of Police, Richard Heidgerd, Retired Fire Chief, William Wright, Retired Police Chief, Rob Baltramaitis, Director of Public Works, Beth Dighello, Recording Secretary, Tom Romagnoli, Downes Construction Company, Brian Humes, Jacunski Humes

Call to Order

The meeting was called to order at 10:04 a.m.

Agenda Items

1. Approve/accept minutes from the March 31, 2022 Special Meeting and April 14, 2022 Regular Meeting

A motion was made to accept the minutes from the March 31, 2022 Special Meeting.

**Made by: Mr. Heidgerd
Seconded by: Mr. Wright
Votes: 4 Ayes**

A motion was made to accept the minutes from the April 14, 2022 Special Meeting.

**Made by: Mr. Heidgerd
Seconded by: Mr. Wright
Votes: 4 Ayes**

2. Public Comment

There were no public comments.

3. Update from the Police Department – Chief Ventura

Chief Ventura informed the Committee that an individual drove his vehicle into a light pole in the parking lot of 100 Barnes Rd. We are now down one light pole in the parking lot.

4. Update on hiring a Construction Manager – Kapushinski

Ms. Kapushinski introduced Mr. Tom Romagnoli from Downes Construction Company. He stated that he is the Vice President of Operations and will oversee the project on the construction management side. He stated that as the project moves forward, the Committee will see a lot more of him.

Ms. Kapushinski informed the Committee that Downes Construction signed the contract last week. She stated that at the Committee's June 9th meeting, they will give an overview of the scope of services to be provided.

5. Update from Design Team – Jacunski Humes

Brian Humes, Jacunski Humes, stated that they will remain in the design development phase until June. He told the Committee that Jacunski Humes had a videoconference meeting with Downes to share the design development package. The access floors were discussed during the meeting. Downes will do a cost analysis comparing the cost of filling in the raised floor vs. keeping them. It was determined that the raised floors would be convenient in Dispatch because it would allow for future expansion related to new technologies.

Mr. Humes stated that the State of Connecticut is considering an update to the building codes. The State may no longer allow grace periods. Currently, when you apply for a permit, the current code at the time of the application must be used. There is typically a six-month grace period if the codes changes, however there is talk that the State could vote to remove this grace period in September/October. Currently the State requires 2015 IBC. This possible change may have an impact on the project. The goal is to submit for a Building Permit by October.

Mr. Walworth asked what expenses we might incur if the codes are updated. Mr. Humes replied that the codes will be more stringent, including increased side codes, plumbing codes, non-gender bathrooms and energy codes. The update is still in draft form, so there could be more changes, and changes that have been mentioned so far may not make the final cut, so it's not possible to plan for it.

Ms. Kapushinski asked what was necessary to submit a permit application. Mr. Humes responded that there is a checklist of items that multiple agencies need to sign off on. He said if we are able to submit the permit application by early October, we should be fine.

Mr. Wright asked if it makes sense to get Justin Rossetti, Building Department, on board now. Mr. Humes agreed that Mr. Rossetti may have additional information or more insight into the possible code changes. Ms. Kapushinski said she will reach out to him.

6. Discussion on MEP systems and building efficiency – Baltramaitis, Heidgerd, Wright

Ms. Kapushinski stated that Nate Spear, IES, LLC made a presentation to the Committee regarding MEP system options and building efficiencies. Mr. Spears put together a matrix comparing these options. Mr. Heidgerd stated that he liked the matrix. He stated that the geothermal cost is a concern because of the cost vs. savings analysis and the payback period. Mr. Humes stated that he had a conversation with

Mr. Spears regarding this, and Mr. Spears said the payback is longer than most geothermal projects because of Wallingford's low electric rates.

Ms. Kapushinski told the Committee that Mr. Buccheri gave her some figures for statewide geothermal funding programs. There would be a funding opportunity for 40% of the initial costs. Also, there is funding for up to \$118,000 for solar panels. We are more likely to get funding for the geothermal systems rather than solar panels according to a conversation with Mr. Buccheri. She stated that the Mayor is looking for a 5-7 year payback period. Mr. Heidgerd said he believes that the solar strategies make sense, however, geothermal energy does not make sense for this project.

Regarding solar energy for charging police vehicles, the payback analysis is affected by not currently having a full electric fleet. It will take time to change over all the vehicles to electric. Because of this, the payback period will actually be longer than in the matrix. Mr. Wright suggested that the infrastructure charging stations be included during the construction phase so that when the police department does have electric vehicles, it will be ready to go.

The Committee agreed to have the building EV ready during the construction phase in order to save money once the fleet is changed to electric vehicles. Mr. Walworth asked how many police vehicles would need to be charged and ready to go at any given time. Deputy Chief DeMaio responded that there are approximately 20 frontline vehicles that need to always be ready to go.

Mr. Heidgerd asked that the Police Department present a plan to the Committee regarding the roll out plan for switching over to electric vehicles. Mr. Walworth stated that while there will be a high initial cost for the infrastructure, when the power is needed we will be ready. Mr. Humes commented that if we wait until later, there will be a disturbance to the police department. The Committee agreed to move forward with putting the infrastructure in now.

Mr. Humes said that he will ask Mr. Spears to take this line off the chart, and that maybe this should be a separate worksheet. Instead of using years to determine payback, it makes more sense to use vehicles. Mr. Romagnoli stated that the \$1.22 million needs to be revised to include only the infrastructure. There should be separate numbers for the infrastructure and the charging stations.

Regarding geothermal energy, Mr. Humes stated that it is hard to justify the cost for the building, however, it may make sense for the firing range. It would only be for the ready room and the simulator room. Also, half the building will be underground which means less energy usage. This would mean gas would not have to be run to the range which would be a cost savings. With funding, the cost of geothermal energy for the range would be about \$15,000. The Committee agreed that geothermal energy makes sense for the firing range only. Ms. Kapushinski stated that she will get additional details regarding conservation funds for geothermal energy.

The Committee discussed daylight harvesting as a lighting option. Light sensors would be included in rooms to measure the amount of daylight, which would then adjust the lighting accordingly. Mr. Walworth noted that this may not be effective in the interior rooms of the building. Mr. Humes stated that this could be part of the new codes previously discussed. Mr. Heidgerd stated that if it may be part of the new code, perhaps the Committee just agree to include it in the design, and it doesn't need to be discussed. The Committee agreed to incorporate daylight harvesting into the design.

Mr. Heidgerd asked if there were any plans to include skylights in the interior of the building. Mr. Humes responded that he prefers solar tubes over skylights, and that he will look into incorporating solar tubes into the design. Solar panels will be included in the matrix as an alternative.

7. SubCommittee Updates

Budget & Funding: A project cost estimate will be presented to the Committee at the June 9th meeting.

Town Council/Public Liaison: At the June 9th meeting the Committee will discuss what to include in a packet to be distributed to the Town Council in advance of the June 28th Council meeting. The project design plans and costs will be presented to the Council together on June 28th.

MEP/HVAC: Ms. Kapushinski will work with Justin Rossetti, Building Department, regarding possible changes to the building codes.

Conservation: The police department will present a roll out plan for buying electric vehicles. Ms. Kapushinski will obtain additional information regarding available conservation funds. Mr. Humes will look into using solar tubes for the interior of the building.

Site/Municipal Approvals: The permit application is due to the Inland Wetlands Commission by May 31st in order to be included on the July 27th meeting agenda. The permit application for the Planning & Zoning are due by July 8th in order to be included on the August 8th meeting agenda.

Schedule: Ms. Kapushinski stated that the Committee may need to have a Special Meeting between the June 9th Committee meeting and the June 28th Town Council meeting.

8. Other Business

There was no other business.

A motion was made to adjourn the meeting.

Made by: Mr. Heidgerd

Seconded by: Mr. Walworth

Votes: 5 Ayes

The meeting was adjourned at 11:40 a.m.

Respectfully submitted,

Beth Dighello

Recording Secretary