



MINUTES
Permanent Municipal Building Committee
Regular Meeting
Monday, June 6, 2022
Board of Education Conference Room
5:30 PM

Chairman Steve Juskiewicz

MEMBERS PRESENT: Steven Juskiewicz
Gary Schneider
Joseph Gush
Kate DiPalma-Herb
George Hosey

MEMBERS ABSENT: Gerald Tyminski
Stephen Munger

STAFF PRESENT: Wayne Donaldson, Board of Education Director of Buildings & Grounds
Lisa Sartori, PMBC Secretary

CALL TO ORDER

Chairman Juskiewicz called the meeting to order at 5:30 p.m.

ROLL CALL

Also present: Kevin Dombrowski, Town Council Chairman

APPROVAL OF MINUTES

MOTION to approve regular meeting minutes of May 2, 2022

**Committee Member George Hosey moved, seconded by Kate DiPalma-Herb,
MOTION to approve regular meeting minutes of May 2, 2022 with correction of
Pump replacement to read \$99,414**

RESULT:	Carried
MOVER:	Committee Member George Hosey
SECONDER:	Kate DiPalma-Herb
AYES:	Steven Juskiewicz, Committee Member Gary Schneider, Committee Member Joseph Gush, Kate DiPalma-Herb, and Committee Member George Hosey
ABSENT:	Gerald Tyminski and BOE Representative Stephen Munger

CITIZENS COMMENTS

Town Council Chairman Dombrowski reported receiving an email regarding the HVAC at Ledyard Middle School - last week there was excessive temperatures in the classrooms, some over 90°. Steve Juskiewicz stated he had heard of it and a third party contractor stated it was a controller failure. Wayne Donaldson stated had to go in and make manual adjustments. The contractor came in and was able to back neck the computer and adjust it. Tradesman is the contractor and believes it is still under warranty. Mr. Donaldson also reported he has contacted Johnson Controls but have not gotten back to him.

INFORMATIONAL ITEMS

- Letter, dated June 1, 2022 from Steven Juskiewicz regarding resignation from the PMBC.

Steve Juskiewicz made a motion to appoint Gary Schneider as Chairman of the Permanent Municipal Building Committee, seconded by George Hosey, approved 3-0-1, Gary Schneider abstained.

- Chairman Juskiewicz welcomed and introduced new member, Joe Gush, to the PMBC.

LEDYARD SCHOOLS IMPROVEMENT PROJECT (LMS AND GHS)

Discussion, update and possible action regarding the Ledyard School Improvement Project

Chairman Juskiewicz stated Collier's will be assembling the paper work for the close out of the schools to submit to the State. They will focus on unallowables to get the maximum back from the State. He also stated things are not moving quickly at the State level. Superintendent of Schools is in the State system, but still needs to be approved by the State - Wayne Donaldson has been working to get this accomplished.

Discussion and possible action regarding the payment of invoices for School Improvement Projects

MOTION to approve AIA Application #22-0384 for Silver Petrucelli & Associates for Gallup Hill School, dated 5-1-2022 in the amount of \$1,414.75

Steven Juskiewicz moved, seconded by Committee Member George Hosey, to approve AIA Application #22-0384 for Silver Petrucelli & Associates for Gallup Hill School, dated 5-1-2022 in the amount of \$1,414.75

RESULT:	Carried
MOVER:	Steven Juskiewicz
SECONDER:	Committee Member George Hosey
AYES:	Steven Juskiewicz, Committee Member Gary Schneider, Committee Member Joseph Gush, Kate DiPalma-Herb, and Committee Member George Hosey
ABSENT:	Gerald Tyminski and BOE Representative Stephen Munger

MOTION to approve Upside Inv #20709, Gallup Hill School Crossover, dated 12-14-2021 in the amount of \$31,554.11

Steven Juskiewicz moved, seconded by Kate DiPalma-Herb, to approve Upside Inv #20709, Gallup Hill School Crossover, dated 12-14-2021 in the amount of \$31,554.11

RESULT:	Carried
MOVER:	Steven Juskiewicz
SECONDER:	Kate DiPalma-Herb
AYES:	Steven Juskiewicz, Committee Member Gary Schneider, Committee Member Joseph Gush, Kate DiPalma-Herb, and Committee Member George Hosey
ABSENT:	Gerald Tyminski and BOE Representative Stephen Munger

MOTION to approve reimbursement to Board of Education in the amount of \$6,550.00 for work/repairs O&G Industries did not complete.

Steven Juskiewicz moved, seconded by Kate DiPalma-Herb, to approve reimbursement to Board of Education in the amount of \$6,550.00 for work/repairs O&G Industries did not complete.

Discussion - Wayne Donaldson stated this goes back to 2019 problems with the projectors. Mr. Donaldson brought in a contractor to diagnose - it was wired backwards. Mr Donaldson also brought in ECS and verified. O&G had a contractor come back - only repaired 1/2 of the building. This is for work in other half of the building. Mr. Donaldson was told by O&G that everything was corrected.

Gary Schneider stated this is maintenance at this point - PMBC was not aware of the issue - there is a point in time where the building is the building - substantial completion was signed off on - cannot support.

George Hosey stated there were a lot of AV issues, has same concerns as Mr. Schneider - installation issue.

Kate DiPalma-Herb does not believe it should be the Town funding. The Board of Education made a decision a few months ago that there were issues and needed to be fixed, and Board of Education made a decision to get it corrected.

RESULT:	DEFEATED.
MOVER:	Steven Juskiewicz
SECONDER:	Kate DiPalma-Herb
AYES:	
NAYS:	Steven Juskiewicz, Committee Member Gary Schneider, Committee Member Joseph Gush, Kate DiPalma-Herb, and Committee Member George Hosey
ABSENT:	Gerald Tyminski and BOE Representative Stephen Munger

DISCUSSION AND POSSIBLE ACTION ON SUMMER SCHOOL PROJECTS

Gales Ferry Flooring Replacement Bid Results

Wayne Donaldson stated AAI Flooring has done work in the past.

Steven Juskiewicz moved, seconded by Committee Member George Hosey, MOTION to authorize Board of Education Facilities Director to accept AAI Flooring with the low of bid of \$73,955.20

RESULT:	Carried
MOVER:	Steven Juskiewicz
SECONDER:	Committee Member George Hosey
AYES:	Steven Juskiewicz, Committee Member Gary Schneider, Committee Member Joseph Gush, Kate DiPalma-Herb, and Committee Member George Hosey
ABSENT:	Gerald Tyminski and BOE Representative Stephen Munger

Metal Shop Hood Exhaust Bid Results

Wayne Donaldson reported DC Metal did not bid to specifications. He recommends ROMCO, he did background checks and were very good - they will do a rear draft, pulling away from operator.

Steven Juskiewicz moved, seconded by Kate DiPalma-Herb, MOTION to authorize Board of Education Facilities Director to accept ROMCO bid for Metal Shop Exhaust Hood in the amount of \$41,200.00

RESULT:	Carried
MOVER:	Steven Juskiewicz
SECONDER:	Kate DiPalma-Herb
AYES:	Steven Juskiewicz, Committee Member Gary Schneider, Committee Member Joseph Gush, Kate DiPalma-Herb, and Committee Member George Hosey
ABSENT:	Gerald Tyminski and BOE Representative Stephen Munger

DISCUSSION AND POSSIBLE ACTION ON TOWN MUNICIPAL ROOFING PROJECTS INCLUDING BILL LIBRARY, TOWN HALL, AND TOWN HALL ANNEX

Chairman Juskiewicz stated he has not received anything from Public Works

DISCUSSION AND POSSIBLE ACTION ON HIGHLANDS WASTEWATER TREATMENT PLANT SEWER FEED PUMP SYSTEM REPLACEMENT PROJECT

George Hosey reported he attended a meeting on May 11th - the project is moving along.

DISCUSSION AND POSSIBLE ACTION OF ROOF/SOLAR PROJECT AT GALES FERRY SCHOOL, JULIET LONG SCHOOL, AND CENTRAL OFFICE

Wayne Donaldson reported the town is in the State system - submitted for Board of Education building, Juliet Long & Gales Ferry Schools. The State reported Gales Ferry school was not approved, the Board of Education did not close out until 2006 - that is when the time starts. Will lose 25% - Mr Donaldson stated will not due till next year, brings it to a 15% loss. Chairman Juskiewicz stated to bring this to the Board of Education, Town Council and superintendent.

Mr. Donaldson also reported the State said the estimate should be calculated at \$50/sq. ft., Mr. Donaldson put in the estimate at \$38/sq. ft. - the cost estimates were in 2021. He has to get new quotes, and the State now wants official architectural stamps, flood plans and other specific information. Chairman Juskiewicz suggested hiring an architect to get estimates for the roof - price each school separately.

Mr. Donaldson also stated he submitted ZREX for solar portion - who was awarded - work will start March/April 2023; if roofs are not complete the town would lose 1-1 1/2 yr of revenue/power generated.

ADJOURNMENT

Chairman Juskiewicz adjourned the meeting at 6:18 p.m.