



Chairman  
Joseph Gush

# TOWN OF LEDYARD CONNECTICUT

741 Colonel Ledyard Highway  
Ledyard, Connecticut 06339

## Permanent Municipal Building Committee

### ~ AGENDA ~

Regular Meeting

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Monday, June 2, 2025

5:30 PM

Town Hall Annex - Hybrid Format

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#### REMOTE MEETING INFORMATION

##### Join Zoom Meeting

<https://us06web.zoom.us/j/81519921235?pwd=ZA4iVRakbuwTYwt6Ey1df98C5hEq3Z.1>

Meeting ID: 815 1992 1235 Passcode: 384895 • +1 646 558 8656 US (New York)

#### I. CALL TO ORDER

#### II. ROLL CALL

#### III. RESIDENTS & PROPERTY OWNERS COMMENTS (Comments Limited to Three (3) Minutes)

#### IV. APPROVAL OF MINUTES

1. MOTION to approve the PMBC Special Meeting Minutes of March 31, 2025.

**Attachments:** [PMBC Special Meeting Draft Minutes 3.31.2025](#)

2. MOTION to approve the PMBC Special Meeting Minutes of April 14, 2025.

**Attachments:** [PMBC Special Meeting Draft Minutes 4.14.2025](#)

3. MOTION to approve the PMBC Special Meeting Minutes of April 30, 2025.

**Attachments:** [PMBC Special Meeting Draft Minutes 4.30.2025](#)

4. MOTION to approve the PMBC Regular Meeting Minutes of May 5, 2025.

**Attachments:** [PMBC Regular Meeting Draft Minutes 5.5.2025](#)

#### V. UPDATE ON JULIET LONG, GALES FERRY AND BOE CENTRAL OFFICE PROJECTS

1. Progress Reports/Field Observations

**Attachments:** [BOE Offices Progress Report 12.6.2024](#)  
[BOE Offices Progress Report 11.29.2024](#)  
[BOE Offices Progress Report 11.22.2024](#)  
[BOE Offices Progress Report 9.13.2024](#)  
[GFS Progress Report 2.21.2025](#)  
[GFS Progress Report 2.8.2025](#)  
[GFS Progress Report 1.16.2025](#)  
[GFS Progress Report 1.10.2025](#)  
[GFS Progress Report 12.13.2024](#)  
[GFS Progress Report 12.6.2024](#)  
[GFS Progress Report 11.29.2024](#)  
[GFS Progress Report 11.22.2024](#)  
[GFS Progress Report 11.18.2024](#)  
[GFS Progress Report 10.4.2024](#)  
[GFS Progress Report 9.27.2024](#)  
[GFS Progress Report 7.5.2024](#)  
[GFS Progress Report 6.27.2024](#)  
[JWL Progress Report 8.9.2024](#)  
[JWL Progress Report 8.2.2024](#)  
[JWL Progress Report 7.19.2024](#)  
[JWL Progress Report 7.5.2024](#)  
[JWL Progress Report 6.27.2024](#)  
[Field Report 01 BOE roof 09.13.24](#)  
[Field Report 23 Gales Ferry 03.14.25](#)  
[Field Report 22 Gales Ferry 02.07.25](#)  
[Field Report 21 Gales Ferry 01.28.25](#)  
[Field Report 19 Gales Ferry 01.17.25](#)  
[Field Report 18 Gales Ferry 01.10.25](#)  
[Field Report 17 Gales Ferry 01.03.25](#)  
[Field Report 16 Gales Ferry 12.13.24](#)  
[Field Report 15 Gales Ferry 12.06.24](#)  
[Field Report 14 Gales Ferry 11.22.24](#)  
[Field Report 13 Gales Ferry 11.15.24](#)  
[Field Report 12 Gales Ferry 11.01.24](#)  
[Field Report 11 Gales Ferry 10.25.24](#)  
[Field Report 10 Gales Ferry 10.18.24](#)  
[Field Report 09 Gales Ferry 10.04.24](#)  
[Field Report 06 Gales Ferry 8.16.24](#)  
[Field Report 05 Gales Ferry 8.07.24](#)  
[Field Report 04 Gales Ferry 8.02.24](#)  
[Field Report 03 Gales Ferry 7.26.24](#)  
[Field Report 12 Juliet Long 10-07.24](#)  
[Field Report 011 Juliet Long 9.20.24](#)  
[Field Report 010 Juliet Long 9.13.24](#)

[Field Report 07 Juliet Long 8.23.24](#)  
[Field Report 06 Juliet Long 8.16.24](#)  
[Field Report 04 Juliet Long 8.02.24](#)  
[Field Report 03 Juliet Long 7.26.24](#)  
[STV Schedule Update - Gales Ferry Roof](#)  
[2024.08.30 Ledyard Schools Field Observation Report](#)  
[2024.08.26 Ledyard Schools Field Observation Report](#)  
[2024.08.23 Ledyard Schools Field Observation Report](#)  
[2024.08.20 Ledyard Schools Field Observation Report](#)  
[2024.08.09 Ledyard Schools Field Observation Report](#)  
[2024.08.07 Ledyard Schools Field Observation Report](#)  
[2024.08.01 Ledyard Schools Field Observation Report](#)  
[2024.07.30 Ledyard Schools Field Observation Report](#)  
[2024.07.26 Ledyard Schools Field Observation Report](#)  
[2024.07.22 Ledyard Schools Field Observation Report](#)  
[2024.07.19 Ledyard Schools Field Observation Report](#)  
[Imperial Meeting Notes and Two Week Look Ahead 11.2.2024](#)

2. Update/Discussion on Roof Projects & Budget Documents

**Attachments:** [Ledyard Roof Project Budget 2025.05.28](#)

## **VI. STV AND SILVER PETRUCELLI & ASSOCIATES UPDATE OF ROOF AND SOLAR PROJECTS**

1. MOTION to approve Silver Petrucelli & Associates Inv #25-1881 dated 4.1.2025 in the amount of \$4,250.00 for Project 22.331 Ledyard - Gales Ferry Roof and PV.

**Attachments:** [SPA 25.1881.4.1.2025](#)

2. MOTION to approve Silver Petrucelli & Associates Inv #25-1882 dated 4.1.2025 in the amount of \$249.00 for Project 22.331 Ledyard - BOE Roof.

**Attachments:** [SPA Inv#25.1881.4.1.2025](#)

3. MOTION to approve Silver Petrucelli & Associates Inv #25-1665 in the amount of \$249.00 for Project 22.331 Ledyard - BOE Roof.

**Attachments:** [SPA Inv#25.1665.3.1.2205](#)

4. MOTION to approve Silver Petrucelli & Associates Inv# 25-280 dated 2.1.2025 in the amount of \$498.00 for Project 22.331 Ledyard - BOE Roof.

**Attachments:** [SPA Inv# 25-280.2.1.2025](#)

5. MOTION to approve Silver Petrucelli & Associates Inv #25-1666 dated 3.1.2025 in the amount of \$126.00 for Project 22.331 Ledyard - Juliet Long Roof & PV.

**Attachments:** [SPA Inv# 25-1666.3.1.2025](#)

6. MOTION to approve Silver Petrucelli & Associates Inv #25-036 dated 1.1.2025 in the

amount of \$315.00 for Project 22.331 Ledyard - Juliet Long Roof & PV.

**Attachments:** [SPA Inv#25-036.1.1.2025](#)

## VII. JULIET LONG HVAC PROJECT UPDATES

### 1. JWL HVAC Project 2024 Updates

**Attachments:** [HVAC Scope 07-10-2024](#)

[00-TOC](#)

[221111 - FACILITY NATURAL GAS PIPING](#)

[230130.51 - HVAC AIR DISTRIBUTION SYSTEM CLEANING](#)

[230500 - COMMON WORK RESULTS FOR MECHANICAL](#)

[230510 - PROJECT COORDINATION AND COORDINATION  
DRAWINGS](#)

[230513 - COMMON MOTOR REQUIREMENTS FOR HVAC  
EQUIPMENT](#)

[230517 - SLEEVES AND SLEEVE SEALS FOR HVAC PIPING AND  
DUCTWORK](#)

[230529 - HANGERS AND SUPPORTS FOR HVAC PIPING AND  
EQUIPMENT](#)

[230553 - IDENTIFICATION FOR HVAC PIPING AND EQUIPMENT](#)

[230593 - TESTING, ADJUSTING AND BALANCING FOR HVAC](#)

[230713 - DUCT INSULATION](#)

[230719 - HVAC PIPING INSULATION](#)

[230800 - COMMISSIONING OF HVAC](#)

[230940 - HVAC INSTRUMENTATION AND CONTROLS](#)

[232300 - REFRIGERANT PIPING](#)

[233113 - METAL DUCTS](#)

[233300 - AIR DUCT ACCESSORIES](#)

[233713 - DIFFUSERS, REGISTERS, AND GRILLES](#)

[237200 - AIR-TO-AIR ENERGY RECOVERY EQUIPMENT](#)

[237413 - OUTDOOR CENTRAL STATION AIR HANDLING UNITS](#)

[238125 - VARIABLE REFRIGERANT VOLUME \(VRV\)  
AIRCONDITIONING SYSTEM](#)

[Juliet Long Drawing Set](#)

[PMBC Letter to Town Council re increase appropriate JWL HVAC  
4.7.2025](#)

[Project Budget 2025-03-31 Friar updated](#)

2. MOTION to amend MOTION to approve Bid Proposal from Colliers Project Leaders not to exceed \$110,000 for RFP/RFQ Bid #24-8 (Juliet Long HVAC Installation Owner's Representative Services) pending approval of an additional appropriation of \$1,250,000 through Referendum Vote on May 20 to remove the following "pending approval of an additional appropriation of \$1,250,000 through Referendum Vote on May 20".

**Attachments:** [RFQ for JWL HVAC with CIRMA final 11.5.2024](#)  
[Owners Rep Evaluation - Sheet](#)

**VIII. OLD BUSINESS**

1. Discussion and possible action regarding furniture for the Gallup Hill School Building Project.

**Attachments:** [Insalco Application for Payment 03 LMS](#)  
[Insalco Application for Payment 04 Gallup Hill](#)  
[Insalco Application for Payment 02 and 03 LMS](#)  
[Town of Ledyard Application for Payment re invoices 8583 8939 9213 9041](#)  
[Town of Ledyard Application for Payment re invoice 8167](#)  
[Town of Ledyard Application for Payment re invoice 9040](#)

2. Any Old Business proper to come before the Committee

**IX. NEW BUSINESS**

1. Any New Business proper to come before the Committee

**X. ADJOURNMENT**

DISCLAIMER: Although we try to be timely and accurate these are not official records of the Town.