



Chairman
Joseph Gush

TOWN OF LEDYARD CONNECTICUT

741 Colonel Ledyard Highway
Ledyard, Connecticut 06339

Permanent Municipal Building Committee

~ AGENDA ~

Regular Meeting

Monday, February 3, 2025

5:30 PM

Town Hall Annex - Hybrid Format

REMOTE MEETING INFORMATION

Join Zoom Meeting

<https://us06web.zoom.us/j/87979038481?pwd=cHGWGjrWLsfy7aOAOcrdIkrX2s2Pw3.1>

Meeting ID: 879 7903 8481 Passcode: 800183

• +1 646 558 8656 US (New York)

I. CALL TO ORDER

II. ROLL CALL

III. RESIDENTS & PROPERTY OWNERS COMMENTS

IV. APPROVAL OF MINUTES

1. MOTION to approve the PMBC Regular Meeting Minutes of January 6, 2025.

Attachments: [PMBC Draft Minutes 1.6.2025](#)

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

1. Update/Discussion on Roof Projects & Budget Documents

Attachments: [Ledyard School Roofs - Budget Update 1-29-25](#)

[Ledyard School Roof Replacement and PV - Overall Budget Summary 8-8-24](#)

[Ledyard School Roof Replacement and PV - Cash Flow Projection 10-7 Warranty Inspection Report Gales Ferry School 11.13.2024](#)

2. 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 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 16 Gales Ferry 12.13.24](#)
[Field Report 15 Gales Ferry 12.06.24](#)
[Field Report 14 Gales Ferry 11.22.24](#)
[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](#)

3. MOTION to approve Gold Seal Roofing LLC Application and Certificate for Payment dated 10.31.2024 in the amount of \$21,366.75 for Project 24-139 Juliet Long School Roof Replacement and Photovoltaic Project.

Attachments: [Ledyard Juliet Long pay ap #5 signed 12_2_24](#)

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

1. MOTION to approve Silver Petrucelli & Associates Inv#24-1370 dated 11.01.2024 in the amount of \$315.00 for Project 22.331 Ledyard - Gales Ferry Roof and PV.

Attachments: [Silver Petrucel 22.331 Ledyard - Gales 24_1370_11_01_2024](#)

2. MOTION to approve Silver Petrucelli & Associates Inv #24-1371 dated 11.1.2024 in the amount of \$315.00 for Project 22.331 Ledyard - Juliet Long Roof & PV.

Attachments: [Silver Petrucel 22.331 Ledyard - Juliet 24-1371_11_01_2024](#)

3. MOTION to approve Silver Petrucelli & Associates Inv #24-1372 dated 11.01.2024 in the amount of \$498.00 for Project 22.331 Ledyard - BOE Roof.

Attachments: [Silver, Petrucel 22.331 Ledyard - BOE Roo 24-1372_11_01_2024](#)

4. MOTION to approve Silver Petrucelli & Associates Inv #24-1488 dated 12.1.2024 in the amount of \$1260.00 for Project 22.331 Ledyard - Gales Ferry Roof and PV.

Attachments: [Silver Petrucel 22.331 Ledyard - Gales 24-1488_12-01-2024](#)

5. MOTION to approve Silver Petrucelli & Associates Inv #24-1489 dated 12.1.2024 in the amount of \$1260.00 for Project 22.331 Ledyard - Juliet Long Roof & PV.

Attachments: [Silver Petrucel 22.331 Ledyard - Juliet 24-1489_12-01-2024](#)

6. MOTION to approve Silver Petrucelli & Associates Inv #24-1490 dated 12.1.2024 in the amount of \$1494.00 for Project 22.331 Ledyard - BOE Roof.

Attachments: [Silver Petrucel 22.331 Ledyard - BOE Ro 24-1490_12-01-2024](#)

7. MOTION to approve Silver Petrucelli & Associates Inv #25-123 dated 1.1.2025 in the amount of \$4,250.00 for Project 22.331 Ledyard-Gales Ferry Roof and PV.

Attachments: [Silver Petrucel 22.331 Ledyard - Gales F 25-123_01-01-2025](#)

8. MOTION to approve Silver Petrucelli & Associates Inv #25-035 dated 1.1.2025 in the amount of \$315.00 for Project 22.331 Ledyard - Gales Ferry Roof and PV.

Attachments: [Silver Petrucel 22.331 Ledyard - Gales F 25-035 01-01-2025](#)

9. MOTION to approve Silver Petrucelli & Associates Inv #25-037 dated 1.1.2025 in the amount of \$498.00 for Project 22.331 Ledyard - BOE Roof

Attachments: [Silver, Petrucel 22.331 Ledyard - BOE Roo 25-037 01-01-2025](#)

10. MOTION to approve Silver Petrucelli & Associates Inv #25-038 dated 1.1.2025 in the amount of \$315.00 for Project 22.331 Ledyard - Juliet Long Roof & PV.

Attachments: [Silver Petrucel 22.331 Ledyard - Juliet 25-036 01-01-2025](#)

11. Discussion and possible action regarding Silver Petrucelli & Associates additional compensation request dated 12.18.2024 for Gales Ferry School

Attachments: [SPA Additional CA compensation request 12.18.2024](#)
[G802 Amendment to the Professional Services #1 for Gales Ferry](#)

12. Discussion and possible action regarding STV Change Order Requests dated 12.17.2024 for Roof Replacement and Photovoltaic Project for Gales Ferry School, Juliet Long School and BOE Central Office building.

Attachments: [COR-Cover 12-20-24](#)
[12-17-24 Central Office Ledyard Contract Amendment](#)
[12-17-24 GF Ledyard Contract Amendment](#)
[12-17-24 J Long Ledyard Contract Amendment](#)
[Exhibit A Owners Rep Agreement- signature pages- STV 6-25-23](#)
[1-30-25 STV Ledyard Agreement Amendment](#)

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](#)

2. Review and possible action on Bid #LPS 24-9 State Project #072-001 HVACN - Ledyard Public Schools HVAC Replacement - Juliet W. Long School.

Attachments: [Proposal State Project #072-001 HVAC JWL All State Construction Inc.](#)
[Schedule of Values - Juliet Long Elementary School VE Comparison](#)
[2025-01-27](#)

****ADD ON****

3. MOTION to approve Friar Architecture Inc. Inv #2023-121A-08 dated 1.31.2025 in the amount of \$2,310.00 for Project 2023-121A Ledyard - Juliet Long HVAC.

Attachments: [Friar Archit_2023-121A_Ledyard - Ju_2023-121A-08_01-31-2025](#)

VIII. NEW BUSINESS

1. Any other New Business proper to come before the Committee
2. MOTION to enter executive session to discuss pending legal matters regarding Contracts.

IX. ADJOURNMENT

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