



Chairman
Gary Schneider

TOWN OF LEDYARD

Permanent Municipal Building Committee

Meeting Minutes - Final

741 Colonel Ledyard Highway
Ledyard, Connecticut 06339

Special Meeting - Hybrid Format

Tuesday, July 16, 2024

5:30 PM

Town Hall Annex - Council Chambers

REMOTE MEETING INFORMATION

Join Zoom Meeting

<https://us06web.zoom.us/j/84135234768?pwd=j60ZBppYBBPw1T9iSTIPeinKRvRPpS.1>

Meeting ID: 841 3523 4768 Passcode: 334627

+1 646 558 8656 US (New York)

I. CALL TO ORDER

Chairman Schneider called the meeting to order at 5:30 p.m. at the Council Chambers, Town Hall Annex Building.

II. ROLL CALL

Present Committee Member Gary Schneider
 Committee Member George Hosey
 Committee Member Elizabeth Peterson
 BOE Representative Jennifer Reguin

Excused Committee Member Gerald Tyminski
 Committee Member Joseph Gush
 BOE Representative Kate DiPalma-Herb

In addition, the following were present:

Wayne Donaldson - BOE Facilities Director

Kristen Chapman - Mayoral Assistant, PMBC Support Staff

Kyle Rongey - Senior Project Planner - STV

III. CITIZENS COMMENTS

None

IV. APPROVAL OF MINUTES

1. MOTION to approve the PMBC special meeting minutes of July 1, 2024

RESULT: APPROVED AND SO DECLARED

MOVER: George Hosey

SECONDER: Elizabeth Peterson

AYE 4 Schneider Hosey Peterson Reguin
EXCUSED 2 Tyminski DiPalma-Herb
ABSENT 1 Gush

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

1. MOTION to approve Silver Petrucelli & Associates Inv #24-765 dated 7.1.2024 in the amount of \$1260.00 for Project 22.331 Ledyard - Gales Ferry Roof and PV

RESULT: APPROVED AND SO DECLARED
MOVER: George Hosey
SECONDER: Elizabeth Peterson

AYE 4 Schneider Hosey Peterson Reguin
EXCUSED 3 Tyminski Gush DiPalma-Herb

2. MOTION to approve Silver Petrucelli & Associates Inv #24-766 dated 7.1.2024 in the amount of \$945.00 for Project 22-331 Ledyard-Juliet Long Roof & PV

RESULT: APPROVED AND SO DECLARED
MOVER: George Hosey
SECONDER: Jennifer Reguin

AYE 4 Schneider Hosey Peterson Reguin
EXCUSED 3 Tyminski Gush DiPalma-Herb

3. MOTION to approve Silver Petrucelli & Associates Inv #24-767 dated 7.1.2024 in the amount of \$249.00 for Project 22-331 Ledyard - BOE Roof

Mr. Donaldson commented that this bill is for the construction phase at the Board of Education that has not begun yet.

RESULT: TABLED

VI. UPDATE ON JULIET LONG, GALES FERRY ADN BOE CENTRAL OFFICE ROOF PROJECTS

1. Progress Reports/Field Observations

RESULT: RECEIVED AND FILED

2. Update & Discussion on Roof Projects

Mr. Donaldson stated that the tentative date for the delivery of the metal panels for Gales Ferry School is the first week of August. Juliet Long School is halfway complete with the demolition and first base coat of roofing. The right side of the building should be complete this week. Mr. Donaldson shared it was brought to his attention a potential issue with the auditorium roof; Silver Petrucelli & Associates had the auditorium roof listed as a flat roof with four drains,

however it is a sloped roof with two drains. Mr. Donaldson stated that additional blocking on the front walls will be required. Mr. Donaldson added that he will have more information regarding the issue at the next meeting.

Mr. Hosey inquired where Silver Petrucelli & Associates had gotten the information that the roof was flat with four drains. Mr. Donaldson replied that the original prints had the roof as flat and something must have changed. Chairman Schneider requested a report from the project manager on the impact this issue would have on cost and timeline. Mr. Rongey replied that he will work to have a change order for the next meeting. There should not be any impact on the timeline for the project. Mr. Donaldson added that he will have additional information from Silver regarding the auditorium roof before the next meeting.

Mr. Donaldson shared that the projects are moving along well. there have been some small leaks from the roofing projects, with nothing significant. Mr. Rongey added that he hopes to have a hard date for the delivery of the metal panels before the next meeting.

RESULT: CONTINUE

3. MOTION to approve The Imperial Company Restoration Contractor, Inc. Payment Application dated 6.30.2024 in the amount of \$3,796.26 for Ledyard BOE Offices Project 24-137

RESULT: APPROVED AND SO DECLARED

MOVER: George Hosey

SECONDER: Elizabeth Peterson

AYE 4 Schneider Hosey Peterson Reguin

EXCUSED 3 Tyminski Gush DiPalma-Herb

4. MOTION to approve The Imperial Company Restoration Contractor, Inc. Payment Application dated 6.30.2024 in the among of \$442,215.00 for Project 24-135 Gales Ferry School

RESULT: APPROVED AND SO DECLARED

MOVER: George Hosey

SECONDER: Elizabeth Peterson

AYE 4 Schneider Hosey Peterson Reguin

EXCUSED 3 Tyminski Gush DiPalma-Herb

5. MOTION to approve Application & Certification for Payment dated 7.9.2024 for Juliet Long School Roof Replacement and Photovoltaic Project in the amount of \$879,237.46 to Gold Seal Roofing LLC

RESULT: APPROVED AND SO DECLARED

MOVER: George Hosey

SECONDER: Elizabeth Peterson

AYE 4 Schneider Hosey Peterson Reguin

EXCUSED 3 Tyminski Gush DiPalma-Herb

6. MOTION to approve The Imperial Company, Restoration Contractors Inv #245962 dated 5.20.2024 in the amount of \$4,082.00 for Ledyard BOE Offices roof project

Post Meeting Note:

Payment in the amount of \$4,082 to World Associates LLC from The Imperial Company Restoration Contractors is included the total contract amount listed on the Payment Application for The Town of Ledyard to Imperial Company Restoration Contractor, Inc. approved in item VI.3 of the PMBC July 16, 2024 Agenda.

RESULT: WITHDRAWN

7. MOTION to approve The Imperial Company, Restoration Contractors Inv #245956 dated 5.20.2024 in the amount of \$19,291.00 for Gales Ferry School & Photovoltaic Project

Post Meeting Note:

Payment in the amount of \$19,291.00 to World Associates LLC from The Imperial Company Restoration Contractors is included the total contract amount listed on the Payment Application for The Town of Ledyard to Imperial Company Restoration Contractor, Inc. approved in item VI.4 of the PMBC July 16, 2024 Agenda.

RESULT: WITHDRAWN

VII. JULET LONG SCHOOL HVAC PROJECT UPDATE

1. JWL HVAC Project 2024 Updates - Presentation

Mr. Donaldson stated that the State does not want to see any paperwork on this project until we build it; there will be no pre-bid meetings, no pre-construction meetings. Chairman Schneider required if that information is in writing. Mr. Donaldson replied that there is an email from the State. Mr. Donaldson shared there will be a presentation on the HVAC project at the next meeting. Mr. Donaldson stated all of the testing has come back on the asbestos and lead and there are no issues to report.

RESULT: CONTINUE

2. JWL - HVAC Upgrades Project Scope

RESULT: RECEIVED AND FILED

VIII. UPDATE ON SUMMER PROJECTS

1. Summer Projects 2024

Mr. Donaldson provided updates on summer projects:

- The LHS classrooms under renovations are receiving new ceilings and light fixtures
- The LHS science lab has been demolished and the asbestos abatement is complete
- Cafeteria is due in the middle of August

RESULT: CONTINUE

IX. OLD BUSINESS

1. MOTION to approve CIRMA Invoice #33263 dated 6.28.2024 in the amount of \$5000.00 for Builder's Risk Policy and CIRMA Invoice #33010 dates 6.26.2024 in the amount of \$31,749.00 for Builder's Risk premium for Juliet Long School, Gales Ferry School and BOE Central Offices.

RESULT: APPROVED AND SO DECLARED

MOVER: George Hosey

SECONDER: Elizabeth Peterson

AYE 4 Schneider Hosey Peterson Reguin

EXCUSED 3 Tyminski Gush DiPalma-Herb

2. Discussion of the Town Council's possible action to amend Ordinance #100-015 Establishing a Permanent Municipal Building Committee

Ms. Chapman shared that the date for the work session to discuss the revisions to the PMBC Ordinance will be held on Wednesday, July 24 at 5:30 p.m. in the Town Hall Annex - Council Chambers.

RESULT: DISCUSSED

X. NEW BUSINESS

1. PMBC September Meeting Date

The PMBC August 5th regular meeting is cancelled. The PMBC will hold a special meeting on Monday, August 12, 2024 to provide ample time for the roof project payment applications to be prepared and certified.

RESULT: DISCUSSED

XI. ADJOURNMENT

Mr. Hosey moved the meeting be adjourned, seconded by Ms. Peterson

The meeting adjourned at 5:54 p.m.

VOTE: 5 - 0 Approved and so declared

Respectively Submitted,

Chairman Schneider
Permanent Municipal Building Committee

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