



Chairman
Joseph Gush

TOWN OF LEDYARD CONNECTICUT

741 Colonel Ledyard Highway
Ledyard, Connecticut 06339

Permanent Municipal Building Committee

~ AGENDA ~

Special Meeting

Wednesday, April 30, 2025

6:00 PM

Town Hall Annex - Hybrid Format

REMOTE MEETING INFORMATION

Join Zoom Meeting

<https://us06web.zoom.us/j/84162140776?pwd=eGB5ERLaJUn1SYr0v6P5zcCZDyQVYz.1>

Meeting ID: 841 6214 0776 Passcode: 229406 • +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 Special Meeting Minutes of March 31, 2025.

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

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 Budget Tracking 2025.04.23](#)
[PCO's and Credits School Roof Projects](#)
[Ledyard Roof Projects 2025.04.02 updated](#)
[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](#)

3. MOTION to approve The Imperial Company Restoration Contractor, Inc. Payment Application dated 2.28.2025 in the amount of \$40,850.00 for Project 24.135 Gales Ferry School.

Attachments: [Imperial Company Payment Application 9 Project 24-135 Gales Ferry School 1.31.2025](#)

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

1. Discussion and possible action on STV Change Order Requests.

Attachments: [COR-Cover 04.04.2025 R1](#)
[STV Contract Amendment Cover 4.4.2025](#)
[04.04.2025 Central Office Ledyard Contract Amendment](#)
[04.04.2025 J Long Ledyard Contract Amendment](#)
[04.04.2025 GF Ledyard Contract 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](#)

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

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

2. Discussion and possible action on AIA Document A101-2017 Standard form of Agreement between the Town of Ledyard and The Nutmeg Companies, Inc. for 2023-121A Juliet W. Long School - HVAC Project.

Attachments: [A101-2017 Agreement J-Long HVAC 2025-04-30_13-49-31](#)

[AIA A101 Exhibit A Contract Documents powered by Catina](#)

[Mayor Allyn HVAC letter support 4.29.2025](#)

3. Discussion and possible action on RFP/RFQ Bid #24-8 - Juliet Long HVAC Installation Owner's Representative Services.

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](#)

IX. ADJOURNMENT

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