



Chairman
Gary Schneider

TOWN OF LEDYARD CONNECTICUT

741 Colonel Ledyard Highway
Ledyard, Connecticut 06339

Permanent Municipal Building Committee

~ AGENDA ~

Regular Meeting

Monday, January 6, 2025

5:30 PM

Town Hall Annex - Council Chambers -
Hybrid Format

REMOTE MEETING INFORMATION

Join Zoom Meeting

<https://us06web.zoom.us/j/84068763577?pwd=wmaXQbXC0yoNnN2qEouPKoBmqdyFsG.1>

Meeting ID: 840 6876 3577 Passcode: 366766

• +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 December 2, 2024
Attachments: [PMBC Draft Minutes 12.2024](#)
- V. UPDATE ON JULIET LONG, GALES FERRY AND BOE CENTRAL OFFICE ROOF 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 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](#)

2. Update/Discussion on Roof Projects & Budget Documents

Attachments: [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 Eversource Customer Request #17885214 for service at 1854 Route 12, Ledyard CT dated 9.20.2024 in the amount of \$11,223.69 for Juliet Long School

Attachments: [Eversource Customer Request 1854 ROUTE 12 LEDYARD 9.20.2024](#)

4. Discussion and possible action AIA Document G709-2018 Proposal Request Roof Replacement and Photovoltaic Project Gales Ferry School

Attachments: [Gales Ferry AIA G709 proposal request #1 Rake adjustment](#)
[Gales Ferry AIA G709 proposal request #1 Rake adjustment_email correspondence 12.19.2024](#)

5. Discussion and possible action regarding Merchants Bonding Company Bond #100408351 Gold Seal Roofing LLC issued on June 10, 2024, for Roof Replacement and Photovoltaic Project-Juliet Long School, 1854 Route CT-12, Ledyard, CT 06335 State Project No. 072-0096 RR/PV

Attachments: [JWL Bond Completion Request 12.13.2024](#)

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

1. 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](#)

2. 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](#)

****ADD ON****

3. MOTION to approve the Imperial Restoration Contractor, Inc. Payment Application

dated 11.30.2024 in the amount of \$83,700.00 for Project 24-135 Gales Ferry School

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. MOTION to approve LocaliQ - Norwich Bulletin Inv #0006797741 dated 11.30.2024 in the amount of \$122.73 for Juliet Long - Bid HVAC

Attachments: [LocaliQ Invoice 0006797741 11.30.2024](#)

3. MOTION to approve Friar Architecture Inc. Inv #2023-121A-07 dated 12.31.2024 in the amount of \$6,930.00 for Project 2023-121A Ledyard - Juliet Long HVAC

Attachments: [Friar Archit_2023-121A_Ledyard - Ju_2023-121A-07_12-31-2024](#)

4. Interviews - Owner's Representative Services for Juliet Long School HVAC Project
6:00 p.m. - Colliers Project Leaders
6:30 p.m. - LJR Core Build Group, LLC

Attachments: [00100 - invitation to bid JW Long HVAC w_ CIRMA additions](#)
[Colliers Qualifications Ledyard Juliet Long School HVAC Installation](#)
[LJR CBG Ledyard Proposal 11-26-2024](#)

VIII. NEW BUSINESS

1. Nomination and Election of Permanent Municipal Building Committee 2025 Officers

IX. ADJOURNMENT

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