



TOWN OF LEDYARD

Permanent Municipal Building Committee

Meeting Minutes - Draft Minutes

741 Colonel Ledyard Highway
Ledyard, Connecticut 06339

Chairman
Gary Schneider

Regular Meeting

Monday, January 6, 2025

5:30 PM

Town Hall Annex - Council Chambers
- Hybrid Format

WORKING DRAFT

REMOTE MEETING INFORMATION

Join Zoom Meeting

[https://us06web.zoom.us/j/84068763577?](https://us06web.zoom.us/j/84068763577?pwd=wmaXQbXC0yoNnN2qEouPKoBmqdyFsG.1)

[pwd=wmaXQbXC0yoNnN2qEouPKoBmqdyFsG.1](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

Chairman Schneider called the meeting to order at 5:31 p.m. at the Council Chambers, Town Hall Annex Building.

II. ROLL CALL

Present Chairman Gary Schneider
Committee Member Gerald Tyminski
Committee Member Joseph Gush
Committee Member George Hosey
BOE Representative Kate DiPalma-Herb
Committee Member Elizabeth Peterson
BOE Representative Jennifer Reguin

In addition, the following were present:

Mathew Bonin - Finance Director

Kristen Chapman - Mayoral Assistant, PMBC Support Staff

Wayne Donaldson - Director of Facilities, BOE

Kyle Rongey - Senior Project Manager, STV

Charles E. Warrington - Project Director, Colliers Project Leaders

Aya Elnemr - Assistant Project Manager, Colliers Project Leaders
Doug Goulet - Construction Representative, Collier Project Leaders
Leonard Roy - Owner, LJR Core Build Group
Antonietta Roy - Project Manager, LJR Core Build Group

III. RESIDENTS & PROPERTY OWNERS COMMENTS

None

IV. APPROVAL OF MINUTES

1. MOTION to approve the PMBC Regular Meeting Minutes of December 2, 2024

RESULT: APPROVED AND SO DECLARED

MOVER: Gerald Tyminski

SECONDER: George Hosey

AYE 5 Schneider Tyminski Gush Hosey Peterson

NON-VOTING 2 DiPalma-Herb Reguin

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

1. Progress Reports/Field Observations

RESULT: RECEIVED AND FILED

2. Update/Discussion on Roof Projects & Budget Documents

RESULT: CONTINUE

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

RESULT: APPROVED AND SO DECLARED

MOVER: Joseph Gush

SECONDER: Kate DiPalma-Herb

AYE 7 Schneider Tyminski Gush Hosey DiPalma-Herb Peterson Reguin

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

RESULT: DISCUSSED

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

RESULT: DISCUSSED

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

RESULT: CONTINUE

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.

RESULT: CONTINUE

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

RESULT: APPROVED AND SO DECLARED

MOVER: Kate DiPalma-Herb

SECONDER: Gerald Tyminski

AYE 7 Schneider Tyminski Gush Hosey DiPalma-Herb Peterson Reguin

VII. JULIET LONG HVAC PROJECT UPDATES

1. JWLV HVAC Project 2024 Updates

RESULT: CONTINUE

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

RESULT: APPROVED AND SO DECLARED

MOVER: Joseph Gush

SECONDER: Gerald Tyminski

AYE 7 Schneider Tyminski Gush Hosey DiPalma-Herb Peterson Reguin

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

RESULT: APPROVED AND SO DECLARED

MOVER: Joseph Gush

SECONDER: Kate DiPalma-Herb

AYE 7 Schneider Tyminski Gush Hosey DiPalma-Herb Peterson Reguin

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

RESULT: DISCUSSED

VIII. NEW BUSINESS

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

MOTION to nominate and elect Mr. Joseph Gush as Chairman of the Permanent Municipal Building Committee

RESULT: APPROVED AND SO DECLARED

MOVER: Gary Schneider

SECONDER: George Hosey

AYE 5 Schneider Tyminski Gush Hosey Peterson

NON-VOTING 2 DiPalma-Herb Reguin

MOTION to nominate and elect Mr. Gary Schneider as Vice Chainman of the Permanent Municipal Building Committee

RESULT: APPROVED AND SO DECLARED

MOVER: Joseph Gush

SECONDER: George Hosey

AYE 5 Schneider Tyminski Gush Hosey Peterson

NON-VOTING 2 DiPalma-Herb Reguin

MOTION to nominate and elect Mr. Jerry Tyminiski as Secretary of the Permanent Municipal Building Committee

RESULT: APPROVED AND SO DECLARED

MOVER: Joseph Gush

SECONDER: George Hosey

AYE 5 Schneider Tyminski Gush Hosey Peterson

NON-VOTING 2 DiPalma-Herb Reguin

2. Any other New Business proper to come before the Committee

RESULT: DISCUSSED

IX. ADJOURNMENT

Mr. Gush moved the meeting be adjourned, seconded Mr. Tyminski

The meeting adjourned at 7:15 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.